

America's Guide to

557 EDITION

FDC

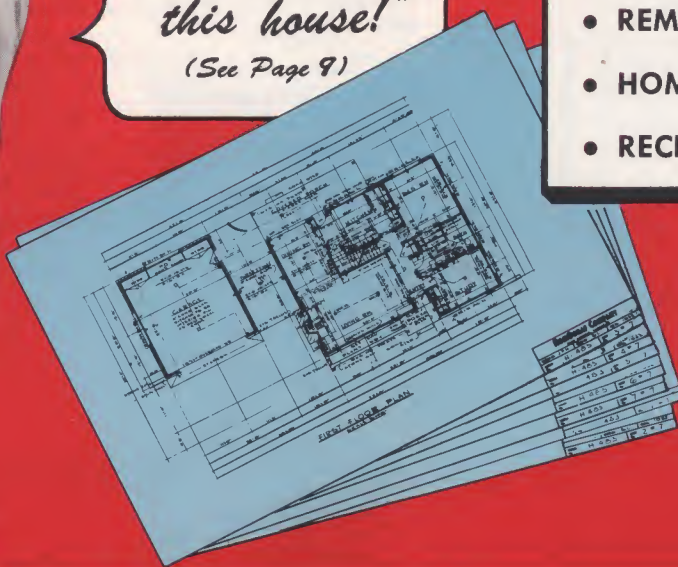
FAMILY HOMES

by *HomOgraf*



*"My daddy
and mom
are going
to build
this house!"*

(See Page 9)



CONTENTS

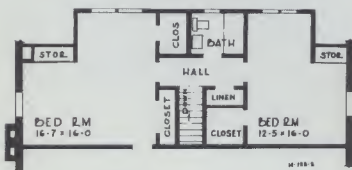
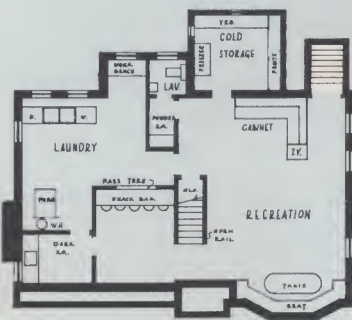
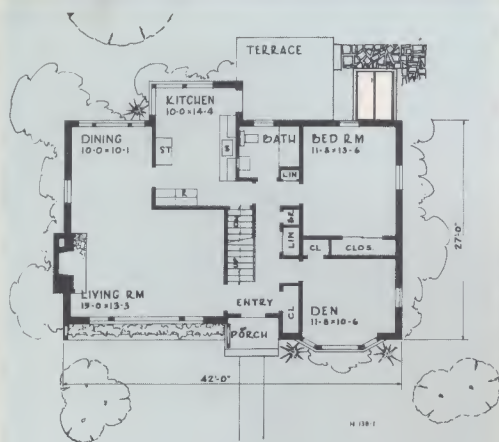
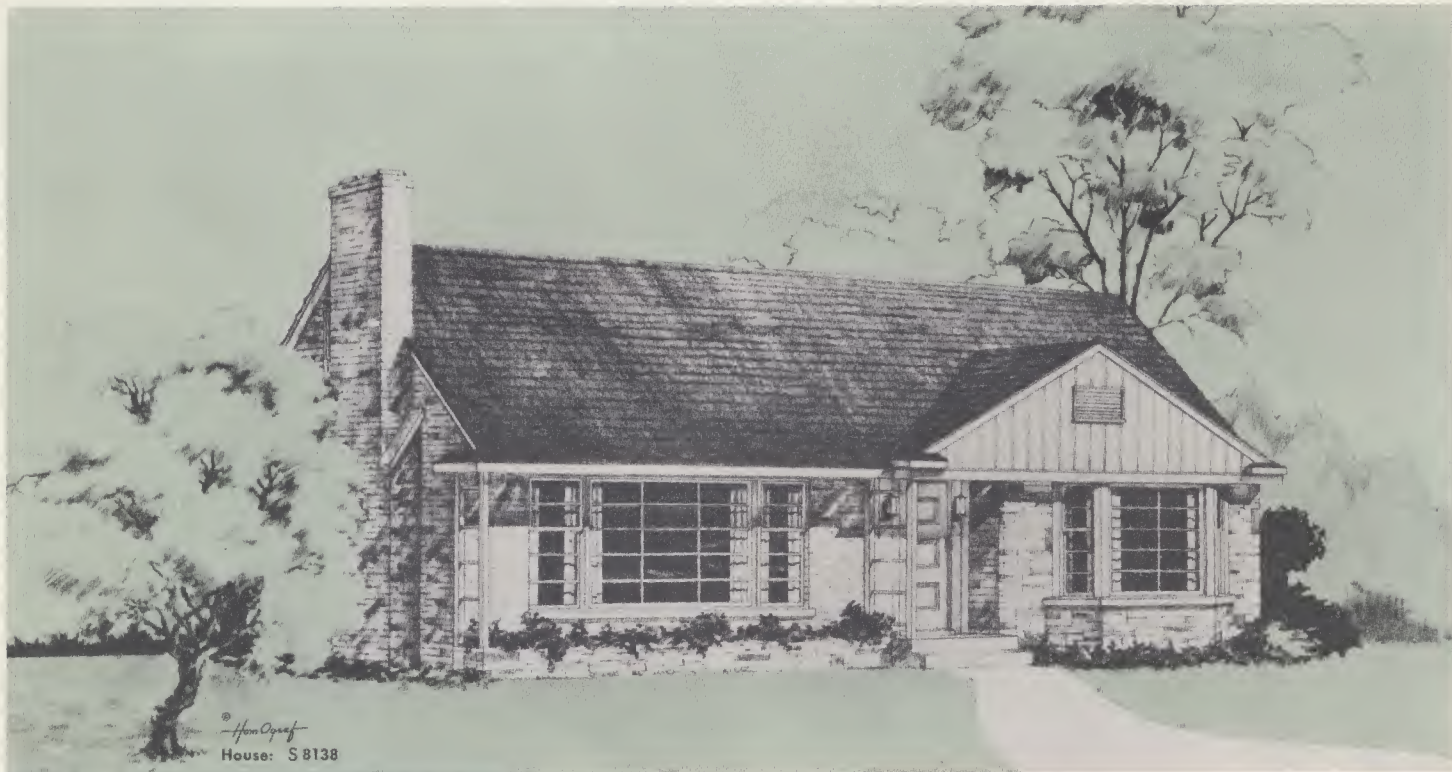
- PANEL OF EXPERTS
- NEW HOME DESIGNS
- PRIZE WINNING HOUSE
- INTERIOR DECORATING
- LANDSCAPING
- REMODELING
- HOME FINANCING
- RECIPES

PRICE
50c

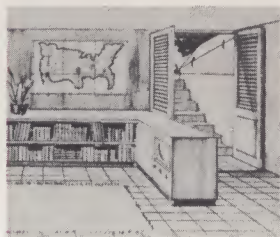
NEW HOME DESIGNS

BUILDING
PLANS AVAILABLE

SAVE MONEY, SAVE TIME WITH HOMOGRAF



The Bilco Door in use.
Permanent, neat-looking, watertight — blends pleasingly with every style of architecture. Built-in springs provide smooth, effortless operation.



Well Planned From Below the Ground Up!

Just look at the way this small, attractive, architect designed home devotes every inch of space to *living*. The secret is accessibility and good traffic circulation.

And accessibility starts in the basement with a modern all steel Bilco Basement Door leading directly to and from the yard. Unnecessary traffic through first floor rooms is thus eliminated. An adequately furnished rumpus room, a well equipped workshop becomes a reality.

See how conveniently the centrally located stair serves the guests going to the basement from the first floor. And it permits the best possible arrangement for the future two bedrooms and bath above. Good planning does start *below* the ground. Be sure your plans include a Bilco Door — the key to a useful, convenient, safe basement.

FREE! Send coupon for literature and prices on Bilco Doors and new Bilco Stair Stringers along with local dealer's name. Free study plan of this home available, too.

Bilco®

Sold by all leading
lumber and building
supply dealers.

AMERICA'S FINEST BASEMENT DOOR

The Bilco Company, Dept. 906-C, New Haven, Conn.

Please send complete information..... ☐

Also, forward my name to architect for free study plan..... ☐

NAME.....

STREET.....

CITY.....ZONE.....STATE.....

THE BILCO COMPANY, Dept. 906-C, NEW HAVEN, CONN.



America's Guide to FAMILY HOMES

A MAGAZINE OF HOME

Building — Remodeling
Buying — Maintenance
Furnishing — Decorating
New Home Plans
and a Panel of Experts to Help You

Arvid C. Petersen, Publisher - Lilian Jackson Braun, Home Advisory Editor - Prof. C. G. Milne, Landscape and Gardening Editor
James E. Wilson, Remodeling Editor -- Lucille Holmes, Copy Chief - Tom McKay, Art Director - Lee Kanaga, Associate Art Director
Carl A. Petersen, Construction - Charles Schurman, Layout - Robert Guinn, Production - Portfolio of Homes by HomOgraf
Recipes, Consolidated Kitchens - Fred Lauck, Promotion - Robert Willson, Advertising

to our readers

America's Guide to Family Homes by HomOgraf, our latest publication is designed to furnish more complete information about home building, buying, remodeling and home maintenance. It will contain answers to questions asked by thousands of our old customers.

America's Guide to Family Homes will continue to carry a portfolio of home designs by America's leading home designers and helpful editorials by accredited writers. In addition, each issue will contain valuable information on materials, equipment and answers to pertinent questions for our readers through our Home Advisory Panel of Experts.

Answers to questions on home financing, building materials and their application, heating, plumbing, electrical and gas equipment, painting, decorating, furnishings and furniture. In fact, most any question about the home.

Examine the following pages. Note the editorials, the Questions and Answers, the home designs, helpful books and leaflets and the manufacturers' contribution whose colorful advertisements tell their own story. If you like this service help us make it even better by indicating on the convenient form in the back of the book items on which you would like further information.

Our main objective is to render a service that will help you realize the home of your dreams and obtain the most for your money and assist you with your home problems.

Arvid Petersen

table of contents

Prize Winning Home	Page 9
Panel of Experts	Page 14
Interior Decorating	
Furniture Placement	Page 21
Landscaping	
How To Lay Out Your Yard	Page 7
Remodeling	
Rejuvenating the kitchen	Page 2
Home Financing	
Title Information	Page 27
Recipes	Page 11
Information Survey	Page 47

1 Story, 2 Bedroom

Design No.	Page No.
H-417 P	25
H-7 P	35
H-491 P	12
H-492 P	12
H-157 P	17
H-455 P	20

1 Story, 3 and 4 Bedroom

Design No.	Page No.
H-474 P	37
H-462 P	40
H-422 P	28
H-459 P	40
H-189 P	28
H-453 P	41
H-148 P	29
H-394 P	32
H-405 P	29
H-213 P	33
H-209 P	16
H-477 P	12
H-403 P	6
H-173 P	13
H-391 P	6
H-454 P	39
H-465 P	4
H-350 P	39
H-464 P	5
H-482 P	36
H-288 P	17
H-265 P	42

H-224 P	42
H-315 P	43
H-295 P	43
H-484 P	26
H-463 P	26
H-489 P	10
H-461 P	22
H-452 P	20
H-237 P	23
H-384 P	23
H-254 P	18
H-448 P	18
H-414 P	19
H-397 P	19
H-229 P	31
H-385 P	31

1½ Story, 3 and 4 Bedroom

Design No.	Page No.
H-483 P	8 & 9
H-138 P	24
H-456 P	41
H-472 P	36
H-431 P	29

2 Story, 4 and 5 Bedroom

Design No.	Page No.
H-76 P	16
H-466 P	25
H-479 P	4
H-351 P	33
H-467 P	5
H-473 P	37

Tri-Level

Design No.	Page No.
H-253 P	38
H-375 P	30
H-231 P	28
H-451 P	22

Income

Design No.	Page No.
H-383	30
H-480	10



Bringing

YOUR KITCHEN Up To Date

The tremendous advances made by the home building industry during the past few years have been more apparent in the kitchen than in any other part of the home. So, in launching your remodeling program, the kitchen is a logical place to begin.

Basically, planning your new kitchen is merely combining good judgment with common sense. Your budget dictates the magnitude of the venture and your selection of materials, but sound planning will enable you to get maximum benefit from the money and effort spent.

Your Layout

You say you have a clear idea of what you want in your new kitchen. Fine, but as a safety measure, better put it down on paper. The chief purpose of this remodeling venture is to make your kitchen a more efficient and pleasanter place to work. If your layout fails to meet these two fundamentals then run, don't walk, to the nearest wastepaper basket.

As a starter, let's turn to the professionals. In new home models and kitchen display rooms you have probably noticed that there are clearly defined work areas. These basically are the sink center, range center and mixing center. Here lies your key to a successful remodeling job. If you are beginning to think that there is much more to this modernization stuff than putting on a few coats of paint and patching up some plaster cracks, you are to be congratulated. Some don't arrive at this conclusion until their budget is almost exhausted and the job less than half done. But let's get on with it.

Work Centers

As we brought out earlier, the work centers of your kitchen are especially worthy of careful consideration. This is definitely true of the cabinet or sink center.

Here is where the homemaker spends two-thirds of her kitchen working time. The sink center should be centrally located within easy reach of both the range center and the mixing center.

The sink itself may be either double or single depending on your needs with a drainboard at the left. Work surfaces, however, should be provided on each side. This space will be used for stacking soiled dishes and permitting clean dishes to dry. Both of the counters may also be used in preparing and serving food.

If you purchase your sink and work surfaces as a unit in cabinet form, your backsplash is taken care of by the manufacturer. Where the sink is built into the counter, provisions for the backsplash will be up to you.

It is suggested that you take care of this matter by extending your surfacing material up the wall behind the sink from 3" to 8".

If you feel extra work surfaces are needed, how about a sturdy pull-out board?

Water cabinets are included in the sink center. As your wall cabinets will provide space for dishes used daily, always install them on the same side as the drainboard. The

wisdom of this becomes very apparent when you start putting your dried dishes away.

This brings us up to base cabinets. Those on the left should provide a shallow partitioned drawer for silver, another for dish towels and a partitioned space for trays.

On the right, dish cloths, cutting board, cutlery and other small utensils should be stored. On either side of the sink, ventilated storage space for less perishable fruits and vegetables is preferable. Metal lined drawers should be positioned closest to the dining room for bread and cakes.

You might also give consideration to a sliding rack under the sink for currently used dish towels and cloths. So much for the sink center. Next in importance is the range center.

As you might surmise, the range center should be located near the mixing center, next to the sink center and convenient to the dining area. Your range, of course, is the focal point with work counters on either or both sides. A heat resistant surface is strongly recommended for the counters.

Storage space is needed for utensils and supplies used in preparing the foods for meals. Special drawers or hooks might prove useful for small utensils. You will also need wall cabinets for small utensils, condiments and staples necessary in food preparation and whatever serving dishes you may have for the serving of hot foods; base cabinets for your pans and a full height cabinet for storing appliances and utensils which are too large for standard wall cabinets.

That brings us up to the mixing center. This work area should be near the service door, accessible to the sink and the range.

The refrigerator is the main article of equipment here. Incidentally, be sure the refrigerator door opens away from your mixing counter.



Continued on Page 15

NEW! EXCITING!

...AND
DIFFERENT!



PACKED WITH
PRIZE-WINNING
RECIPES!

Every Recipe
tested in the
kitchens of
the famed
Culinary
Arts
Institute

THE AMERICAN PEOPLES COOKBOOK

***America's finest recipes now
at your fingertips in this
beautiful new cookbook!***

Here's a new cookbook that's going big with lots of women who are looking for something a little different to enliven their menus.

The American Peoples Cookbook brings you just that. A large proportion of the dishes included in this beautiful new cookbook are the top prize winners in a nationwide recipe contest conducted by one of America's largest book clubs to find new and unusual variations on favorite American dishes. Then the expert home economists of the Culinary Arts Institute created and developed many other exciting treats to make this a truly basic, well rounded cookbook reflecting the cosmopolitan tradition of American cooking.

Every recipe has been carefully tested; every recipe is written in the new step-by-step method that insures success; and the book itself has been beautifully illustrated throughout with photographs, drawings, decoration, and lots of color. You'll love it and treasure it. 600 pages; 6 3/4"x9 1/2"; only \$4.95 with coupon below.

BASIC BOOKS, INC.

151 N. MICHIGAN AVENUE, CHICAGO 1, ILLINOIS

Please send _____ copies of THE AMERICAN PEOPLES COOKBOOK @ \$4.95 per copy.

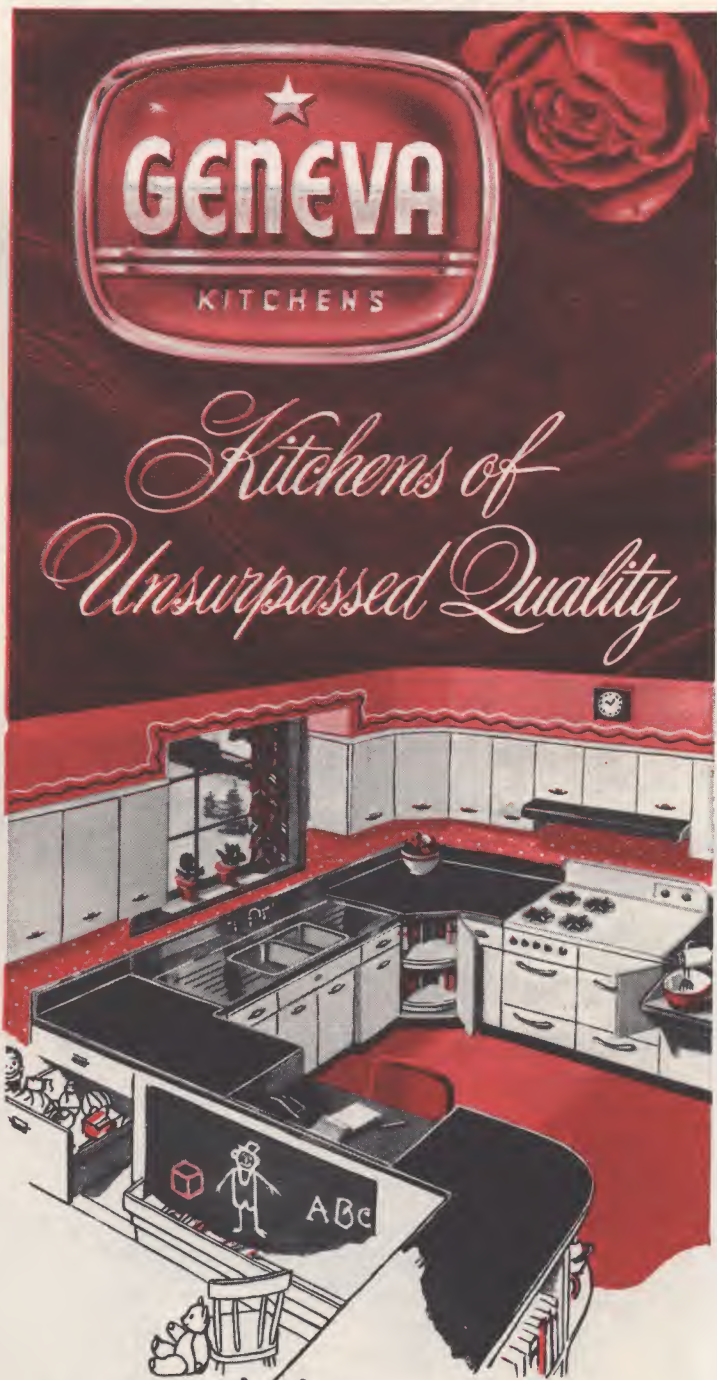
- ☐ \$_____ enclosed (check or money order; we pay postage)
☐ Send C.O.D. (Postage and C.O.D. charges additional)

Name _____

Address _____

City _____ Zone _____ State _____

USE THIS
COUPON
TO ORDER
YOUR COPY
NOW



personalized for you —

Whatever your ideas — Geneva can create just the kitchen for you! A wonderfully efficient steel kitchen of unsurpassed quality — with unique "spin-shelf" cabinets...

"whisper-quiet" insulated doors and smooth roller-drawer action! All highlighted by the lustrous beauty of your Geneva stainless steel sink!

Yet priced for every budget! Your Geneva dealer specializes in creating the kitchen that is you.

See him today.

Choice of six decorator colors, honey maple wood fronts or bride's white.

GENEVA MODERN KITCHENS, Dept. FH-57
Division of Acme Steel Co., Geneva, Illinois

Please send booklet described above. I enclose 25c for handling, no stamps please.

Name _____

Address _____

City _____ State _____

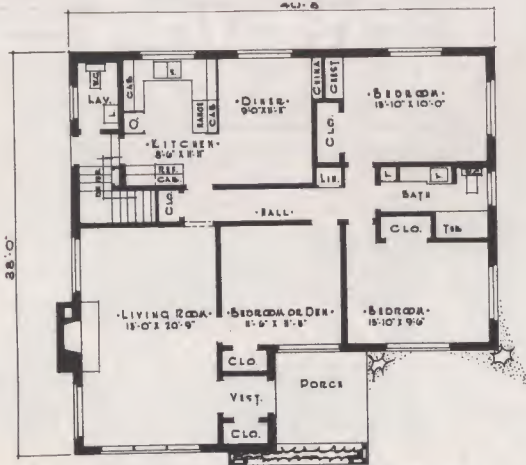
Send for
colorful 16
page book-
let on Geneva
Kitchens.

LAYOUT MERITS ATTENTION

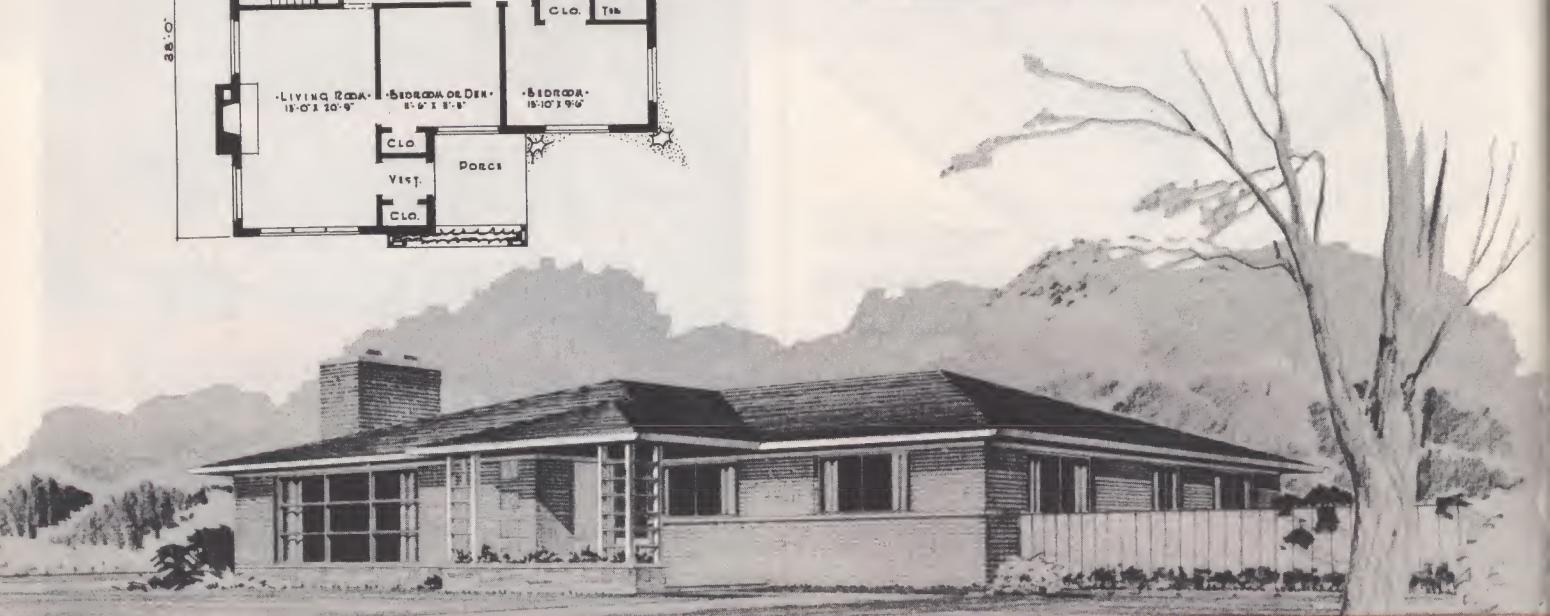
Design H-465 P

House: 1,344 sq. ft.

26,789 cu. ft.



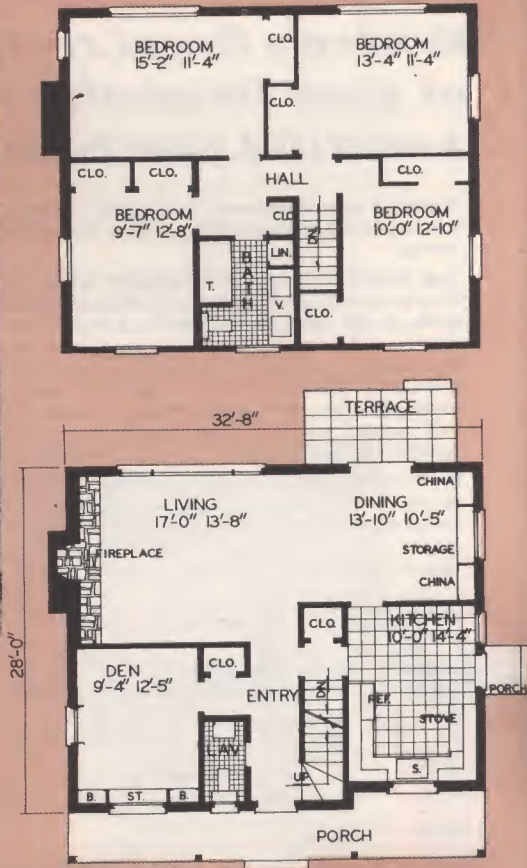
The floor plan here is somewhat different than the usual run, however, careful study reveals its many advantages. The long living room has sliding door access to bedroom which could also serve as a den if desired. The other two bedrooms are off to one side of the house for privacy. Rear bedroom has a built-in chest. Notice particularly the kitchen-dinette arrangement. The "U" shaped work area is a triumph in modern planning. It starts with the waist high built-in oven near the door and completes the "U" with the built-in range near entranceway to dinette. Another modern touch is the dowel trellis 24 inches in height above range. Cabinets above trellis provide handy storage space for supplies. Lavatory location off kitchen landing is a convenient one. Laundry and heating facilities are located in the basement.



SUBURBAN COLONIAL FOR CITY LOT



The floor plan of this Colonial merits special attention. You will note that the living-dining area occupies the back portion of the home. The terrace is accessible from the dining room. A fireplace whose beautiful hearth extends from wall to wall occupies one end of the living room while china and buffet type of built-in occupies opposite wall in the dining area. The designers have included a desk and storage closet in the den plus a clothes closet within easy reach. Front entry hall provides easy approach to upper floor, lavatory, basement stairs, kitchen and living room. The "U" shaped food preparation center is a compact unit that will ease the homemaker's chores. A single glance at the 4 bedroom sleeping section reveals its luxurious spaciousness. Large closets and full bath with double bowl vanity unit complete the layout.



Design H-479 P

House: 901 sq. ft.

24,788 cu. ft.

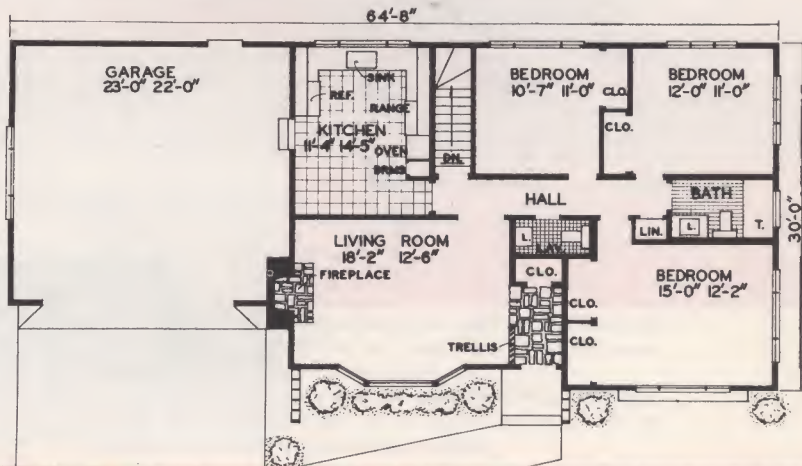
CEDAR SHAKE CHARMER



Design H-464 P

House: 1,207 sq. ft. Garage: 535 sq. ft. 23,464 cu. ft.

There's something about cedar shakes as construction material that makes the house appear extra cozy and homelike. The charming exterior is not all that makes this home outstanding. You get a warm welcome the moment you step into the flagstone entry. A cheerful fireplace and large bay window make the living room heartwarming indeed. The three bedrooms are large with plenty of light and ventilation. Location of extra lavatory is particularly advantageous. You will be delighted with the kitchen. Here, cupboards are ample, work center well arranged, traffic circulation excellent and eating space is a large, uncluttered corner. Basement stairs are located near kitchen door. The two car garage has yard access for added convenience.

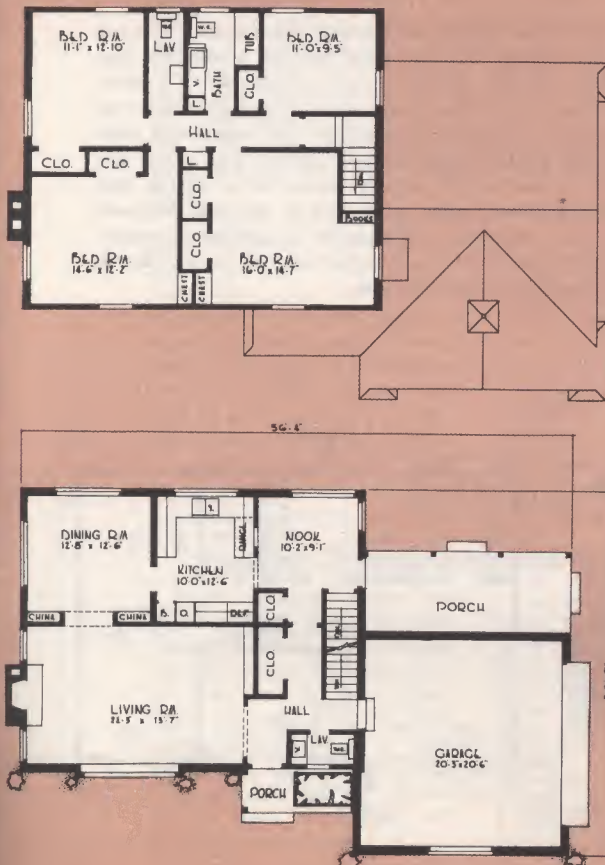


COLONIAL BEAUTY—MODERN FUNCTION

Design H-467 P

House: 989 sq. ft. Garage: 470 sq. ft. 27,807 cu. ft.

Nothing beats a two story home for dollar value. As for architectural styling a Colonial is hard to beat thereby giving you double value. The lower floor has ample living facilities for a 4 bedroom home as is evidenced by the tremendous living room, the large separate dining room with 2 china built-ins, the family size breakfast nook and a food preparation center that's arranged for convenience. Special attention is invited to the smooth traffic flow not only in the lower floor plan but also in the upper story sleeping wing. Notable also is the placement of full bath and lavatory as well as chest and book built-ins in front bedrooms. Step saving features are the entrances from garage to hall and from breakfast nook to covered porch. Heating and laundry facilities will be located in the full basement.



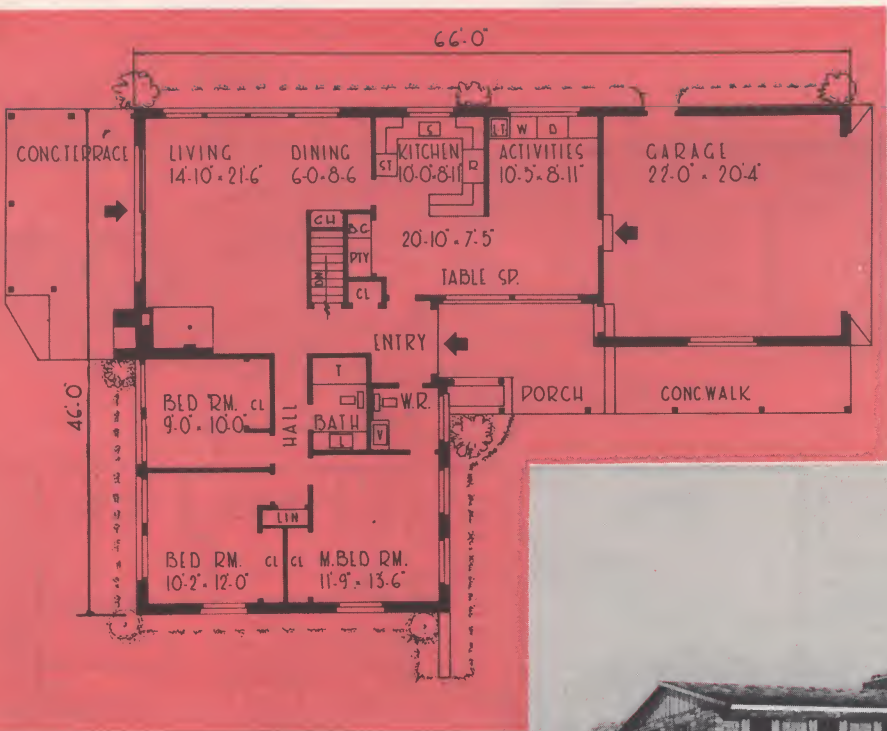
"L" PLAN RANCH

Design H-403P

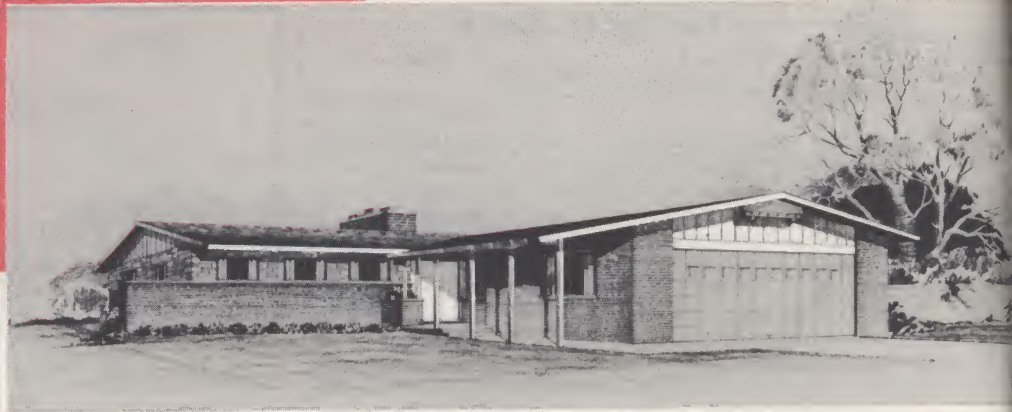
House: 1,573 sq. ft.

28,884 cu. ft.

Garage: 502 sq. ft.



Contemporary ranch with extras! A pleasing note is the long, protected front porch. Double front doors lead into hall containing guest closet, washroom with vanity, stairs to basement and arch to living-dining room featuring studio ceiling through-out. Living room has a stacked brick corner fireplace, high placement of rear windows for privacy and furniture arrangement and dining area has cabinet. Most dramatic however, are the two 7' sliding glass doors leading to terrace with barbecue grill. Terrace has corrugated plastic roof with accent on color! Master bedroom has sliding door access to washroom and spacious closet. Window placement permits easy furniture arrangement. Other bedrooms have plenty of light, closets with sliding doors and ample wall space.



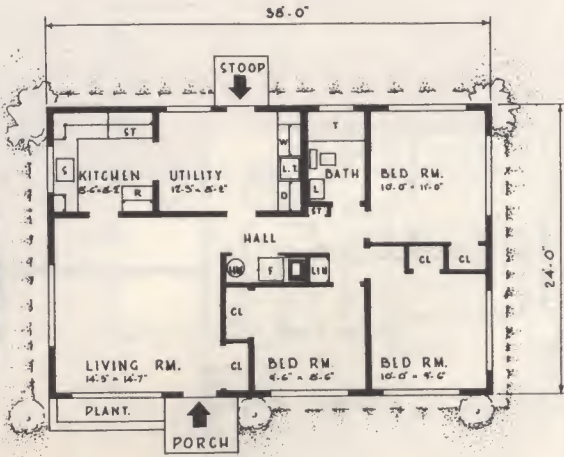
ECONOMICAL TO BUILD

Design H-391P

House: 912 Sq. Ft.

10,032 Cu. Ft.

A 50' lot is ideal for this basementless ranch home. There are several noteworthy and economical features to take into consideration, including central heating, elimination of a living room fireplace, and frame construction. Kitchen and utility are well planned providing the homemaker with ample work area, counter and storage space. There is a folding door at one side of utility to shut off the laundry section when desired, thus providing a neater looking room. Two of the three bedrooms feature cross ventilation. Closet space is excellent throughout. Living and dining areas are combined and will be well lighted by the large front picture window.



Landscaping

Your

Home

LONG RANGE PLANNING NECESSARY

BY C. G. MILNE
Landscape Gardening Editor

Whenever you start to landscape your new home grounds, you should have a definite plan. You don't have to be an accomplished artist, draftsman or landscape architect to do the job. Start your planning by thinking of the entire layout. Plan completely, from front to rear, side to side . . . forget detailed plans for a small segment of a future garden, that will come later. This is the point at which bold thinking and forceful planning are most needed. If possible, plan carefully every detail of the house and yard before any building is started, if you are one of the fortunate few who have the pleasure of starting from "scratch." Such an opportunity should not be wasted.

In our previous article we dealt with the basic foundation of landscaping: A Beautiful Lawn. Once this has been completed you are ready for the next step. Your landscape plan should be worked out on paper . . . there are too many parts of such a plan to keep in your head. (Note: We can provide underlay sheet showing various shrubs and trees and two 30" x 20" sheets of grid paper. See order form.

The first plan could be called a preliminary survey of existing features. After it has been made, you will be able to plan your intended improvements and make note of them as you go along. The final result will be a workable plan which may be carried out over a number of years with no time, effort or money wasted by false starts. The plan will help create beauty, comfort and convenience—what more could you ask of a landscape plan?

Follow These Simple Steps

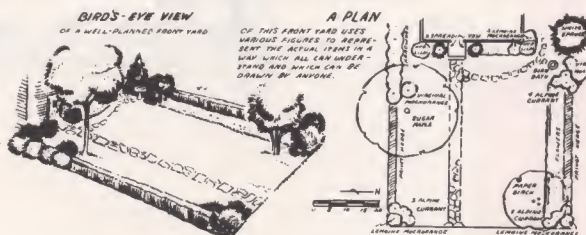
1. Draw property outline or boundaries on paper. If your property is not regular in shape, use any one of the north-south or east-west lines as a base. Locate the other angling lines by measuring to them at right angles from base line in at least two places. A line drawn through these two points will be the correct location of the angling line. You can draw curved lines of drives or walks

by the same method. Measure out at right angles from the base line to several points of curve, then draw the curve free hand by connecting the points.

2. Locate the house and/or other buildings on paper include measured outlines of all extra features such as porches, entrances, windows and others.

3. Locate other yard features which you consider permanent. This may include existing trees, walks, driveway or shrub plantings.

Now that we have the yard on paper, we can start the real development. Let's see what we can do about it. The front yard is the logical place to start, a "public area" it is usually seen by everyone. The picture should be pleasing and inviting with the home as the center or focal point of interest.



Trees

Trees are useful when they shade the home from hot sunlight. Besides being useful in this respect, they improve the house appearance by "framing" the picture. This frame of trunk, branches and leaves sets off the entire landscape picture just as a wooden frame sets off a canvas.

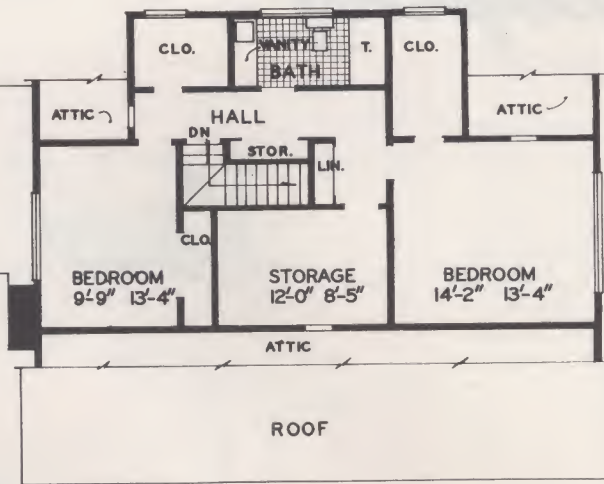
You will want the trees well placed, off the front corners of the home—certainly not where they will hide the house from view.

Shrubs

This type of plant material has its place in the landscape, however, not as much as some new homeowners might think. They can be used to blend in the new home to the flat lines of the ground, while higher shrubs at the corners of the home make it look lower. Low shrubs on both sides of the front door will call attention to this "focal point" of the picture. Used at the sides of the lot they form a pleasing boundary for your yard. Within the yard they can form attractive separations between front and private side yard



ROOF

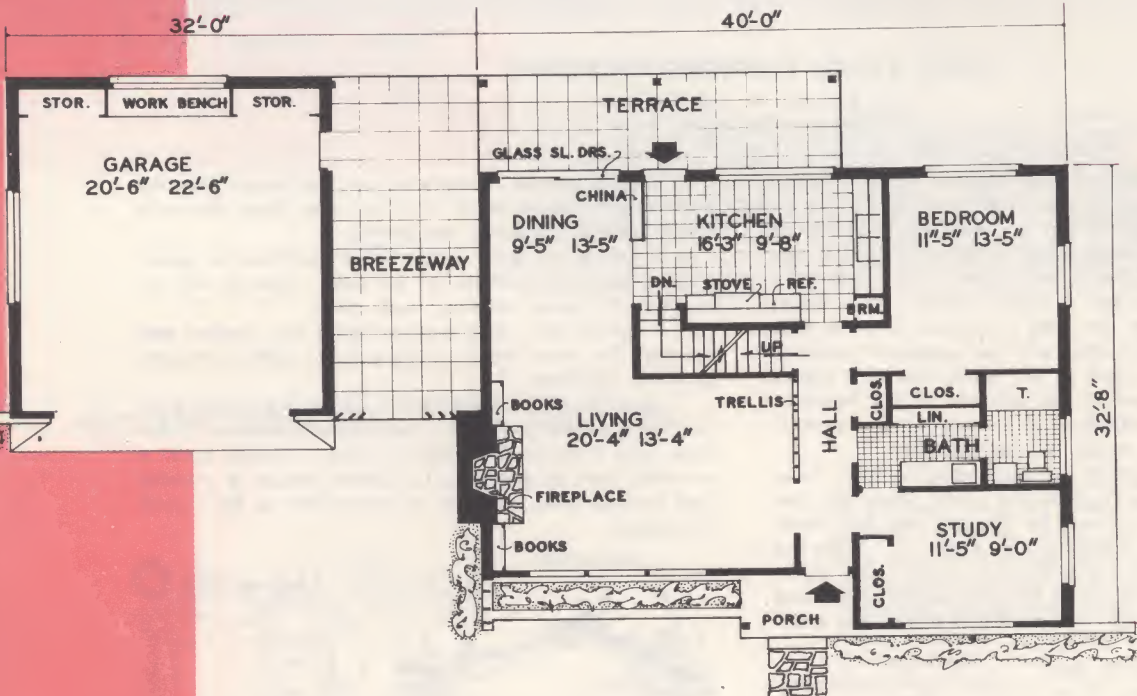


Upper Floor:

Here indeed is an ideal sleeping wing for the youngsters, although it will find equal favor with grown-ups. Designated for storage, the room between the bedrooms could be used as a hobby area for all those specimens children love to collect. Notice the abundant closet space. There's plenty of room on this floor for all of your off-season clothing and sports equipment. Now you can store them safely without fear of damage from mildew or moths. Don't overlook the attic storage for all those "once-a-year" items like Christmas decorations, etc.

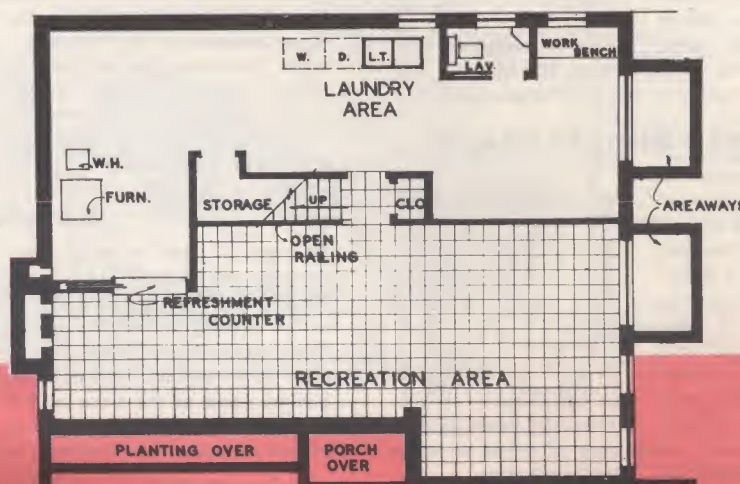
32'-0"

40'-0"



First Floor:

Note the smooth traffic circulation in this functional layout. A complete one story unit with a tremendous living-dining "L" it provides for plenty of elbow room where you need it: In work areas; in kitchen and dining rooms and relaxation areas. The beautiful rear terrace and sheltered breezeway are ideal for outdoor dining and summer loafing. Full basement may be approached from dining or kitchen areas, while stairs to upper floor have convenient central location. Compartmented bath has direct access from the hall and study.



Basement:

Here's a recreation area fairly begging for a large family! There's room for dad's work shop; "in-line" positioning of mom's laundry facilities; an extra lavatory; inconspicuously located heating unit and a handy clothes closet near the stairs. For family, friends and pets—there's room to spare in this well planned home.



FAMILY HOMES PRIZE WINNER!

What makes a prize winner? The answer must contain certain basic requirements plus outstanding features in its particular classification. It must reflect a wide range of public acceptance — an acceptance that is governed to a considerable degree by the initial construction cost of the home; its expansion possibilities; the economy of such expansion; its provision for an ample social area in the event expansion takes place; sufficient storage space for every need and finally a pleasing exterior. The HomOgraf design which qualifies for the distinction as the "Prize Winning Home" in this issue, is the 1½ story plan shown here. It "starred" in every major requirement.

It meets the living requirements of the greatest number of homeowners: It can serve as a one story, two bedroom home; or a three to four bedroom 1½ story home.

It meets the budget requirements of the greatest number of prospective homeowners.

Functional aspects provide true economy for the greatest number of families.

Exterior has eye-appeal.

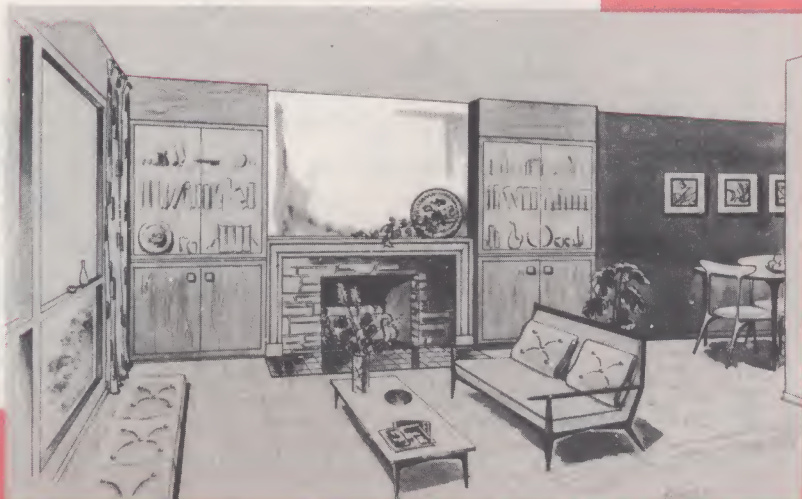
Majority acceptance.

Design H-483 P

House: 1,475 sq. ft.

36,153 cu. ft.

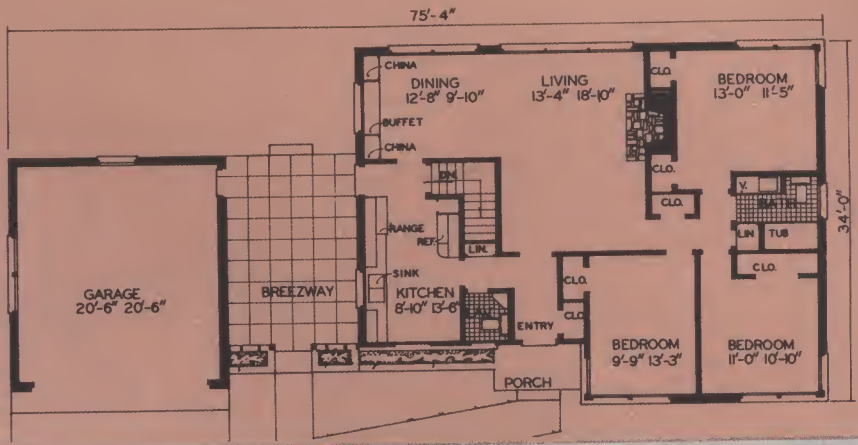
Garage: 528 sq. ft.



Design H-489 P

House: 1,363 sq. ft. 27,056 cu. ft.
Garage: 440 sq. ft.

It's the extras in this home that make it a perfect choice for the prospective homeowner that is looking for custom luxury. Note the privacy of each major area; the convenient lavatory; the unusually fine living-dining "L"; the spacious 3 bedroom sleeping wing with its well located bath; last but certainly not the least is the kitchen layout. Careful study reveals the ingenious application of functional design in both the interior and exterior of this home. For example the dining area has a beautiful china buffet type built-in unit that needs only a table and chairs to complete the furnishings of this area. Breezeway is afforded a measure of privacy by the two 4 ft. planters. You will note that the breezeway and basement stairs are located for easy access from kitchen and dining room.



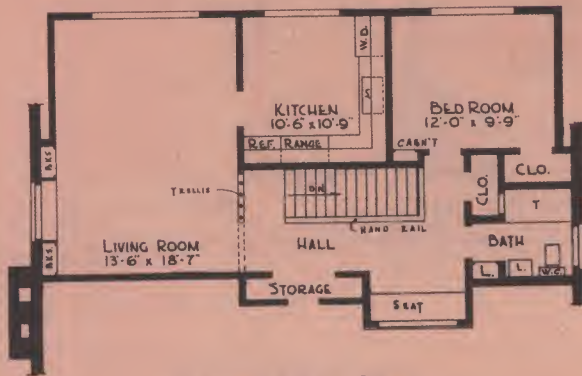
FOR THE DISCRIMINATING BUYER



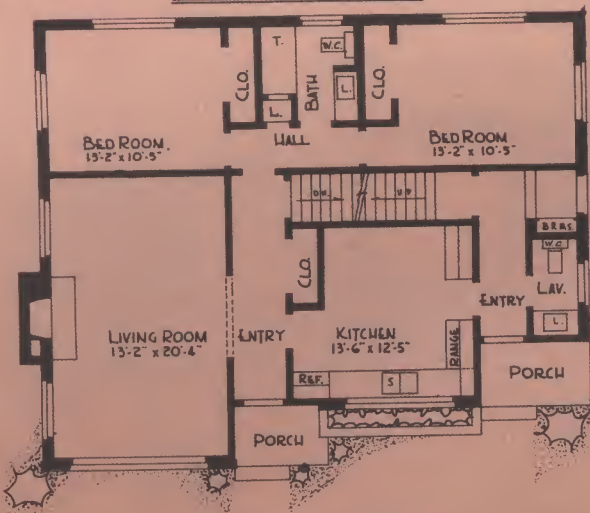
TWO FAMILY UNIT

Design H-480 P

House: 1,186 sq. ft. 31,033 cu. ft.



• SECOND FLOOR PLAN •



• FIRST FLOOR PLAN •

Here's a home that has the appearance of a charming story and a half home that's actually a two family unit which will help pay for itself. First story is a two bedroom plan. Inspection of layout points out the easy livability in the room arrangement which assures privacy for generous size living room; an across the back sleeping wing and bath; basement access at the end of entry hall and a utilitarian kitchen. The first story has two front entrances . . . one serving both units the other completely private. Service entrance serves both units. There's an extra lavatory on the 1st floor. The upper unit provides excellent accommodations and will be easy to rent. Allowance has been made for ample storage space in the upper unit. Another good feature is the washer-dryer space in the kitchen . . . there's no need to go up and down a long flight of stairs on laundry day.

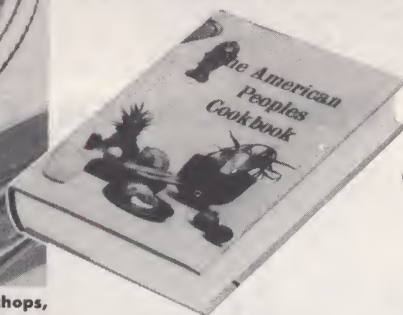




There's a new flavor treat in store for you with these delicious pork chops, topped with onion slices, and baked in a blend of seasoning and orange juice.

Try these prize-winning recipes
selected from the exciting new

AMERICAN PEOPLES COOKBOOK



Here is one of the most unusual and fascinating cookbooks we have seen in a long time. It's packed with the winning recipes from a nationwide contest conducted by a famous book club to find new variations on favorite American dishes. Beautifully illustrated, too.

ORANGE PORK CHOPS

MRS. NEWMON A. SMITH, STEENS, MISS.

A grand-prize winner, this original recipe creates boldly and imaginatively with every-day ingredients and brings a burst of startlingly fresh flavor to an old favorite.

Set out a large, heavy skillet and a large, shallow baking dish or 2-qt. casserole having a tight-fitting cover.

Wipe with a clean, damp cloth

6 pork chops, cut about 1 in. thick

Heat in the skillet over medium heat

1 teaspoon fat

Put chops into skillet; brown on both sides

Clean and cut into $\frac{1}{4}$ -in. slices and set aside.

2 medium-size (about $\frac{1}{2}$ lb.) onions

Blend together

$\frac{3}{4}$ cup (6-oz. can) frozen orange juice concentrate, thawed

$\frac{3}{8}$ cup water

1 tablespoon lemon juice

and a mixture of

2 tablespoons brown sugar

$1\frac{1}{2}$ teaspoons ginger

1 teaspoon poultry seasoning

1 teaspoon marjoram

$\frac{1}{2}$ teaspoon Accent

$\frac{1}{2}$ teaspoon salt

Arrange the browned chops in the baking dish. Place onion slices on top of chops. Pour the orange juice mixture over the chops. Cover.

Bake at 350°F 1 hr., or until meat is tender and thoroughly cooked. (To test for doneness, cut slit near bone; no pink should be visible.)

6 servings

HAM SURPRISES

MRS. MARIE L. WINTON,
HADDONFIELD, N. J.

An interesting way to use ground ham, so easy to prepare, and perfect for warm days when it's too hot for the oven.

Set out a large, heavy skillet.

Drain (reserving sirup) contents of

1 9-oz. can sliced pineapple (4 slices)

Meanwhile, grind enough cooked ham to yield

3 cups ground cooked ham

Set ham aside.

Heat in the skillet over medium heat

2 tablespoons butter

Put pineapple slices into the skillet. Cook until golden brown; turning once. Set aside.

While the pineapple slices are browning, beat together reserved pineapple sirup ($\frac{1}{4}$ to $\frac{1}{2}$ cup) and

1 egg

Cut into small pieces and add to egg mixture

3 slices bread

Allow mixture to stand about 5 to 10 min. Lightly mix in the ground ham. Divide the mixture into 8 portions; shape into thin patties slightly larger than the pineapple slices. Lay patties aside on waxed paper.

Thoroughly coat pineapple slices on both sides by dipping them in

Brown sugar

Lay one slice on each of four ham patties and top each with one of the remaining patties. Press patties together, covering pineapple slices completely.

Using the skillet in which the pineapple slices were browned, cook the patties over medium heat until both sides are browned.

Serve on a warm platter and garnish with sprigs of parsley.

4 servings

BANANAS GUADALCANAL

MR. P. FLOWMAN, PAGO PAGO,
TUTUILA, AMERICAN SAMOA

A culinary treat that comes straight from Guadalcanal, in the Solomon Islands.

Lightly butter an 8x8x2-in. baking dish.

Mix together and set aside

2 tablespoons water

1 teaspoon vanilla extract

$\frac{1}{2}$ teaspoon orange extract

$\frac{1}{2}$ teaspoon almond extract

(Two tablespoons rum, claret, cherry brandy or liqueur may be substituted for the above.)

Peel

4 bananas with all-yellow or green-tipped peel

Measure onto waxed paper

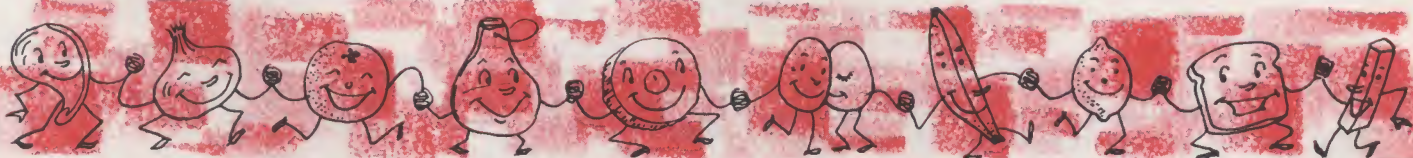
5 tablespoons brown sugar

Roll bananas in brown sugar and place one-half inch apart in baking dish. Sprinkle with the flavoring mixture, rum, or liqueur.

Bake at 350°F 25 min., or until bananas are completely tender. During baking, baste the bananas two or three times with the sirup that has formed.

Serve hot with cream or cooled with vanilla ice cream topped with remaining sirup.

4 servings



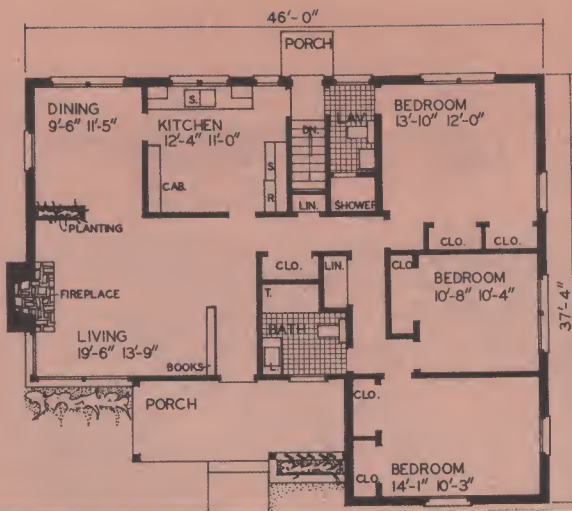
DELIGHTFUL RANCH COLONIAL

Design H-477 P

House: 1,419 sq. ft.

27,579 cu. ft.

A refreshing design with a lot of eye appeal, this home has much to recommend it. Planned for comfortable living, each room is generously proportioned. The living-dining "L" has a book built-in near front door, a natural fireplace and a planter 30 inches high which serves as a partial dividing wall between the living and dining areas . . . a nice decorator touch. The kitchen contains another custom type built-in near eating area, which makes it handy for silver, dishes, etc. The lavatory which is located off kitchen landing near basement stairs also has direct entrance from rear bedroom. The inconspicuous access to full bath makes it especially convenient to the other two bedrooms. Consider also the abundant closet space in this plan. The laundry and heating facilities are located in the full basement.



CONTEMPORARY FOR CORNER LOT

Design H-491 P

House: 1,173 sq. ft.

11,641 cu. ft.

Without basement

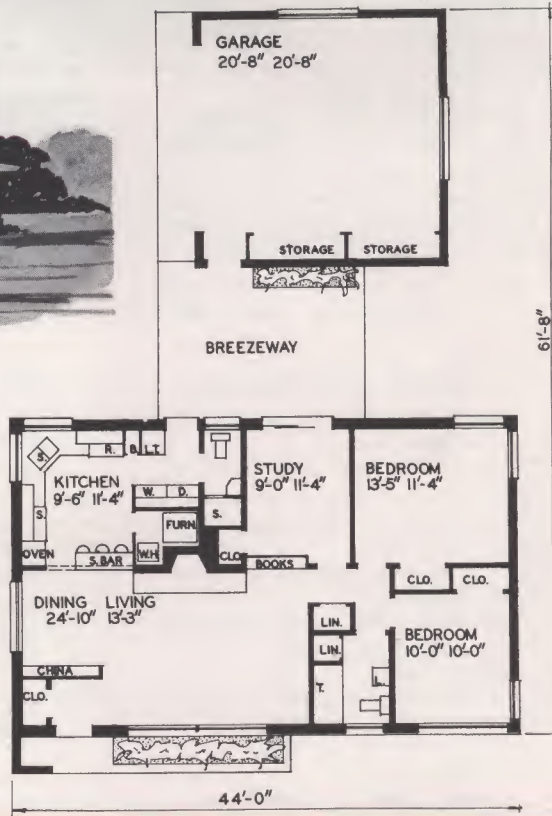
20,935 cu. ft.

With Basement

Garage: 484 sq. ft.



Tomorrow's styling with a floor plan to match, this smart looking home is an excellent choice for the corner lot owner. Lovely to look at from any angle it's a home you'll be proud to own. The living-dining room is a generously proportioned rectangle highlighted by the dramatic fireplace. Study can serve as a guest room . . . an especially nice one if another sliding door were put in lavatory for direct access. The lavatory is near laundry and rear door. Both bedrooms have cross ventilation. The kitchen will win praise from any homemaker for its right angle work area, handy snack bar, inconspicuous furnace enclosure, compact laundry area, lavatory with stall shower and door to breezeway. One wall in the double garage is used for storage cabinets.



WILIAMSON EXCELLENCE DISPLAYED

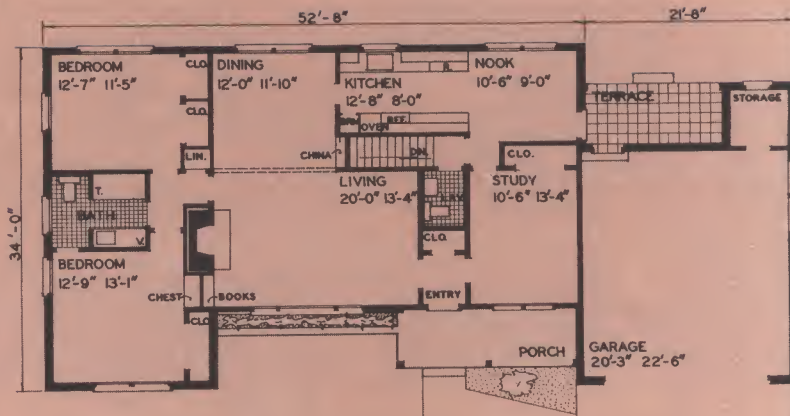
Design H-492 P

House: 1,516 sq. ft.

29,517 cu. ft.

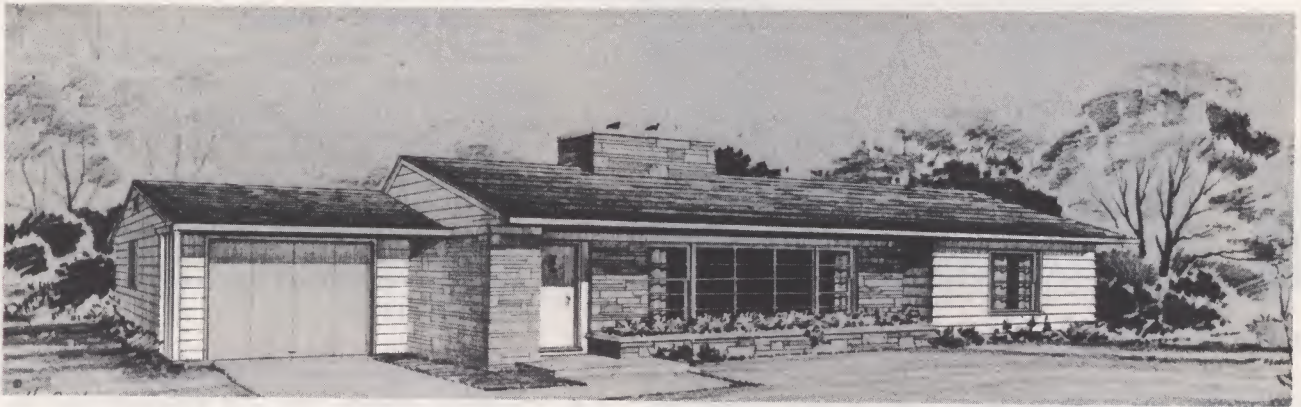
Garage: 553 sq. ft.

A farm Colonial in the finest Williamson tradition this home is delightfully charming in every respect. You will love the wide sweep of the social center during your dining and relaxation hours. Of the two bedrooms in front one is slightly larger, it contains a built-in chest and direct bath access. The study can serve as a 3rd bedroom. Extra lavatory is located near the basement stairs. Built-in oven and range, the "inline" positioning of work counters and ample cupboard room make the kitchen appear uncluttered and easy to work in. The breakfast nook is a large sunny area with terrace access for outdoor dining. Heating, laundry and additional storage space are located in the full basement.





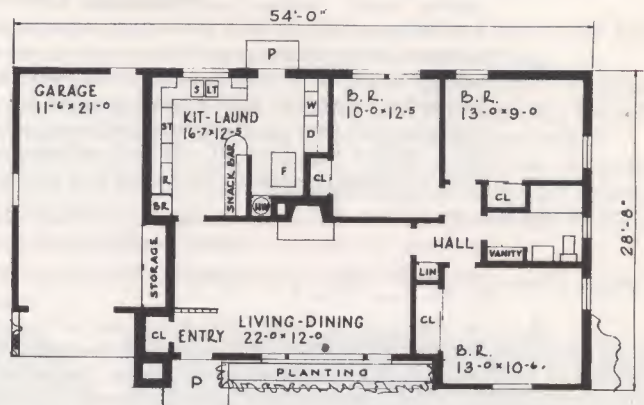
HORIZONTAL LINES STRESSED



Design H-173P

House: 1,132 sq. ft. 13,442 cu. ft. (No Basement)
Garage: 282 sq. ft.

This home is planned for top-notch living. Of special interest is its minimum amount of hall passage space, thus cutting down on construction costs. Entering from the vestibule, guests are impressed by the long, spacious living-dining area, with cheerful fireplace arranged to warm a dinner party or bring color to a quiet evening of relaxation. A large kitchen-laundry arrangement including the ever-popular snack bar, and three good sized bedrooms and bath, all combine to increase the livability in this attractive home. Notice the built-in vanity in the bathroom—a luxury women will appreciate. And note too, the sliding door closets, along with ample linen and storage space.





ASK THE EXPERTS!

ARCHITECTURAL • CONSTRUCTION • INTERIOR DECORATING • FINANCING • ENGINEERING

A QUESTION AND ANSWER SERVICE FOR PROSPECTIVE HOMEOWNERS

The most frequent general interest questions will be answered on this page

Questions should be addressed to:

FAMILY HOMES PLANNING COUNSELORS

11711 E. 8 Mile Rd.

East Detroit, Michigan

Q. With all the heat registers open on the first floor, why should my bedroom be cold on the second floor when the balance of the house is warm?

A. Assuming that the furnace is of sufficient size, your problem is one of two conditions or perhaps both. First the condition would indicate that the warm air duct is too small, or the cold air return is too small, or perhaps both.

Q. Is it advisable to build or buy a new home at this time with all the talk about a recession? We are paying what we think is high rent and feel we are throwing our money away.

A. It is advisable to buy or build a home anytime you have sufficient money saved to make a down payment that will bring your monthly payments, including taxes, interest and insurance within an amount equal to one week's earnings. A comparison between the monthly payments on a new home and what the rent of a like house would be will show that one day you will have a home all paid for and a good return on your investment. You must have a place to live regardless of talk or conditions and there is no better investment than a home of your own.

Q. Will there be any major changes in the construction of homes or changes in the materials used for building homes and will home designs change radically in the near future?

A. At the close of World War II because of progress made in the mechanical field and automation, there were many predictions as to how future homes would be built, such as Balloon Homes, All Glass Homes, One Room Mechanical Homes, etc. None of which have materialized. Changes will take place when:

1. The economic basic materials now used in home construction are exhausted . . . this seems quite remote at this time.
2. More efficient methods are devised and permitted for installation of materials.
3. The desires and dictates of our people cause changes in design, both as to functional aspects and esthetic effect.

These factors indicate continued progress in home development but no major or sudden changes.

Q. We have two baths in our home which are located at opposite ends of the house. When we use water in one bath we get rattles or knocks, when the water is shut off. This does not happen in the other bath. We have examined the piping and it seems to be fastened securely. What is the cause and is there anything we can do to remedy this?

A. Yes. This noise is caused by stopping the flow of water too suddenly. This causes a bouncing action. (This might be likened to the sudden stopping of

your car.) The reason you are not bothered in your kitchen or other bath is due to the fact that these rooms are only a short distance from the point of supply. The greater the distance from the point of supply, the greater volume of water in movement and a greater weight to stop. To remedy this, have your plumber install an air chamber in your supply line. This will provide a cushion for the bouncing action and prevent the knocking and vibration. Of some help, although not a cure, would be to shut off the faucets slowly.

Q. Is it advisable to buy or build a home in rural or suburban areas to save on taxes?

A. Generally, taxes in rural and suburban areas are lower. However, cost of public utilities such as gas, electric, water, sewage, rubbish disposal, transportation, telephone, etc., is greater. In any event, as city facilities are provided for these areas, the tax rates increase and often exceed the city rates. On the other hand, to those who prefer rural or suburban living, it could be worth the difference.

Q. Why is owning a home of your own considered so important?

A. Owning a home is important because:

1. It provides greater security as the years go by.
2. It is there that the bond of family is held more firmly.
3. It is the home life that molds a child's character.
4. It is there you make more friends.
5. It is there we find the most solid citizens with sincere interest in our government affairs.

Q. I am 17 years old and one of several girls who live in an old neighborhood. We are in high school and visit girls in the newer neighborhoods. While our homes are fixed nicely, there are several homes in the neighborhood that are run down and we feel somewhat hesitant about asking our friends over. We have tried to get our folks to move but they will not consider it. What would you suggest under the circumstances?

A. First, no one should hesitate to invite friends to their home, be it ever so humble, and receive the same respect as if it were a castle. If you do not receive this respect, they are not your friends. Secondly, there is no reason why any neighborhood should not be inviting . . . new or old. You youngsters should organize a move to energize the neglectful neighbors to spruce up, clean up and fix up until all the homes in your neighborhood are as nice and pleasing as your own.

Continued on Page 44

Work counters at least 36" long with a possible lower counter or sturdy pull-out shelf should be your center of activity. Wall cabinets are also in order for mixing utensils such as bowls and casseroles. And again, base cabinets should be provided with drawers for miscellaneous items and small utensils. You will also need metal-lined drawers for flour and sugar if you buy these commodities in large quantities.

Lighting

With your work centers out of the way you can now turn your attention to light. As every homemaker knows, adequate lighting is more important in the kitchen than in any other room. Truly, the comfort, cheerfulness and safety of a kitchen depends on good light.

A minimum of one sizeable window in the kitchen is prescribed, preferably above the sink center. In addition, artificial light from a centrally located fixture should be provided plus auxiliary local outlets on the wall or in the ceiling serving the various work centers. For assistance, consult your local power company.

There you have it. A sparkling new kitchen which radiates warmth and friendliness and is as practical and efficient as any workshop in the country.

And here's an added note. If you decide to sell your home in favor of a new one, you'll find your newly remodeled kitchen will go a long way in closing the sale. Good luck.

SMALL SPACE?

THERE'S A WAY WITH

"Wesglas"

No matter how limited the space in utility room or laundry there's a WESGLAS Fiberglas* Laundry Tub to do the job. Beautifully functional, a WESGLAS tub adds "sell" to any home. They're easy to install — resist chipping, cracking and mild acids. Full 21 gallon capacity. Remember . . . there is a WESGLAS tub for every home requirement.

*Trade Mark O.C.F. Corp.



Oxford Model — 0-55-1 features Fiberglas Tub with shelf — attached to gray enameled steel stand.

Sold Nationally Through Plumbing Supply Wholesalers

Styled to add Beauty to the Utility or Laundry room.



Manor Model — White Baked enamel cabinet with stainless steel rim. Generous storage area.

Wessels Co.
1625 East Euclid
Detroit 11, Michigan

Please send more information on Wesglas Laundry Tubs to:

Name _____
Address _____
City _____ State _____

STOP WASTING FIREPLACE HEAT

• build masonry around

HEATFORM

The Superior Heat Circulating Fireplace Unit

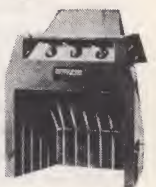
The HEATFORM fireplace is the heart of the home where family and friends gather. No other modern convenience contributes more to comfortable living.

HEATFORM retains the hospitality of the open hearth. It is built to furnace principles, with air chambers to capture and circulate heat usually lost up the chimney.

HEATFORM fireplaces cost but little more. The unit consists of firebox, throat, dome and damper, replacing other materials and labor necessary in ordinary fireplaces.



This fireplace is built around Model "A" unit. Cool air inlets are at each side of firebox opening. Owner used front panel outlet for greater heating efficiency and economy of installation. If preferred, warm air may be taken from side outlets in the unit and grilles located at any desired height above molding.



HEATFORM has all the good qualities of other circulating fireplace units, PLUS these exclusive advantages:

- ribbed reinforced boiler plate firebox for greater strength
- all metal parts in downdraft sealed with masonry to prevent corrosion
- larger air inlet and outlet and contact of air to all heating surfaces prevent the metal from overheating
- air chambers surround the firebox and throat. Multiple connecting air passages around and through the throat add valuable heating surface. Heat captured by upper chamber is lost by other units. These round air passages are spaced for proper passage of smoke to the chimney
- HEATFORM is a guide for the masonry (HEARTH TO FLUE) assuring perfect draft

INSIST upon HEATFORM. No other fireplace will serve you as well



This fireplace is built around HEATFORM Model "S" unit. Affords view of fire from front and either side. Cool-air inlets and warm-air outlets at right, same as shown at left.



HEATFORM IS SOLD THROUGH LEADING BUILDING MATERIAL DEALERS EVERYWHERE

WRITE TODAY for free 8-page folder
SUPERIOR FIREPLACE CO.

DEPT. FH 571
4325 Artesia Ave.
Fullerton, Calif.

DEPT. FH 571
601 North Point Rd.
Baltimore 6, Maryland

*HEATFORM is the registered trademark of Superior Fireplace Co.

NEAT AND TRIM

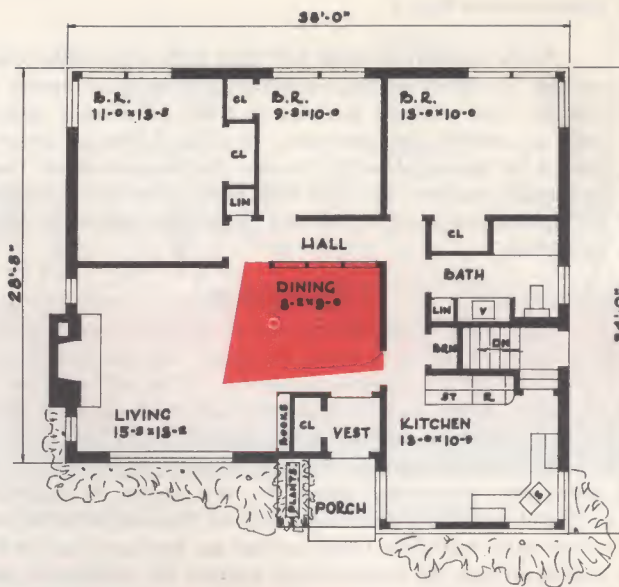


Design H-209 P

House: 1,167 Sq. Ft.

21,158 Cu. Ft.

Don't say it . . . we know . . . it's too good to be true. But it's right here in black and white and can easily become the REAL home you've often thought about. Special features inside are not mere fuds and frills but actual conveniences. Note the well sized bath with the built-in vanity so appreciated by women, along with the abundance of closets and linen space. The floor plan including entrance hall, living-dining area, three bedrooms and spacious kitchen with nearby stairs leading to basement, is all arranged for good traffic circulation. While the dining room has the appearance of being part of the living room, the built-in book case acts as a separation between the two areas.



COLONIAL SPACIOUSNESS



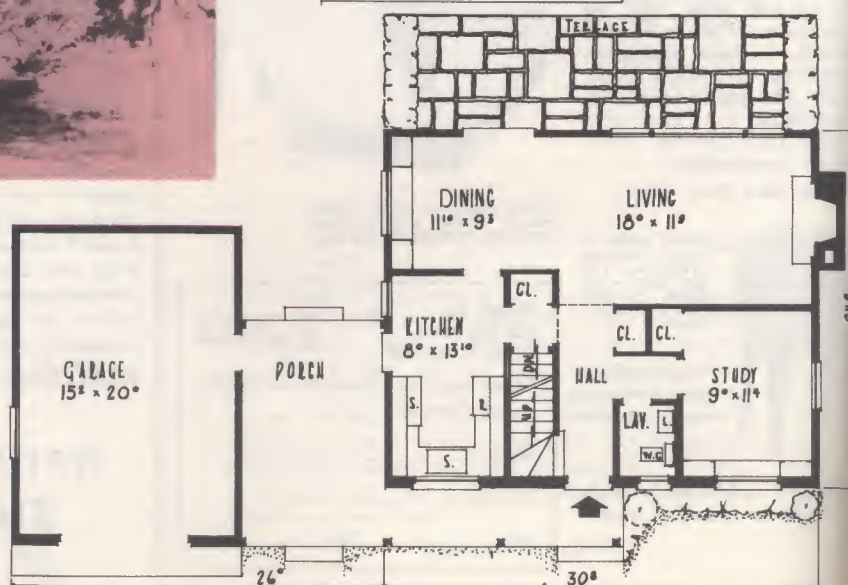
Design H-76 P

House: 703 Sq. Ft.

18,773 Cu. Ft.

Garage: 349 Sq. Ft.

This impressive four bedroom home will be appreciated by a large family. A lovely exterior in a combination of fieldstone and frame enhances the beauty of this dwelling. The center hall permits excellent traffic circulation, as members of the family can enter any room or basement without disturbing other areas. The spacious first floor den, with lavatory, could be used as a fifth bedroom. The massive living-dining area, with large fireplace and built-in China cabinets and buffet, overlooks a lovely terrace. The roomy kitchen with combined breakfast nook, will easily hold all the modern essentials of a well-run home. Without garage, this home can be built on a 45' lot.



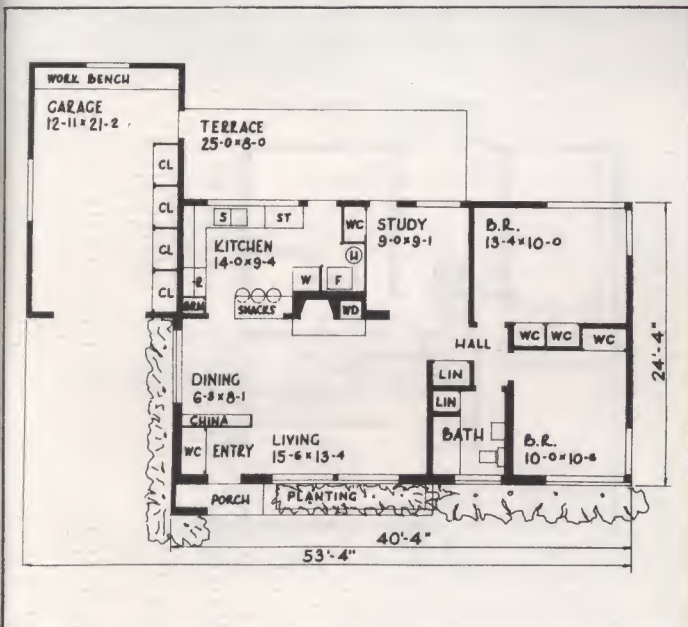
Design H-157P

House: 973 sq. ft. 8,758 cu. ft. (Without Basement)
Garage: 302 sq. ft.



FAVORITE CONTEMPORARY RANCH

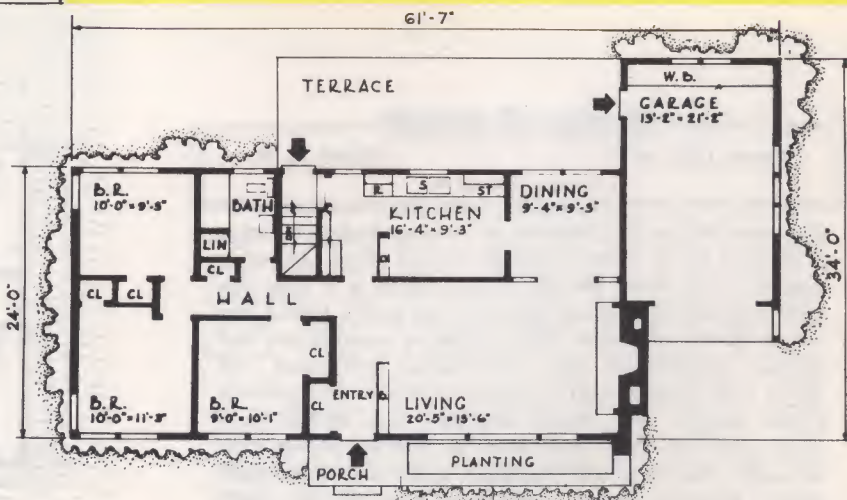
This HomOgraf prizewinner is perfectly planned for gracious, comfortable living and is a true masterpiece in modern American styling. Well balanced, with a lovely picture window and colorful planting box, this home includes virtually everything the average family could wish. A generous sized living and dining area with fireplace and built-in China cabinet, two lovely bedrooms, a large bath and sufficient closet and linen space, this popular home has been carefully planned for top convenience. The study, with access to terrace, and with ceiling hung draw drapes for added privacy, can be used as a spare room. Also study the step-saving kitchen-laundry arrangement.



Design H-288P

House: 1,152 sq. ft. 21,945 cu. ft.
Garage: 303 sq. ft.

Here the living and dining L overlooks the rear terrace, which can be reached from the house or from 1½ car garage. With an attractive exterior of wood siding and brick trim, the outside appearance is further enhanced by a planting box placed beneath the large picture window. The kitchen has excellent table space and a handy built-in China cabinet. There is extra storage space in the center hall. Note the convenient separate entry and the built-in book cases and large fireplace in living area. The spacious bedrooms contain corner windows for plenty of light and cross ventilation. Laundry facilities are located in the full basement. The garage includes a work bench and storage space.



COZY RANCH HOME



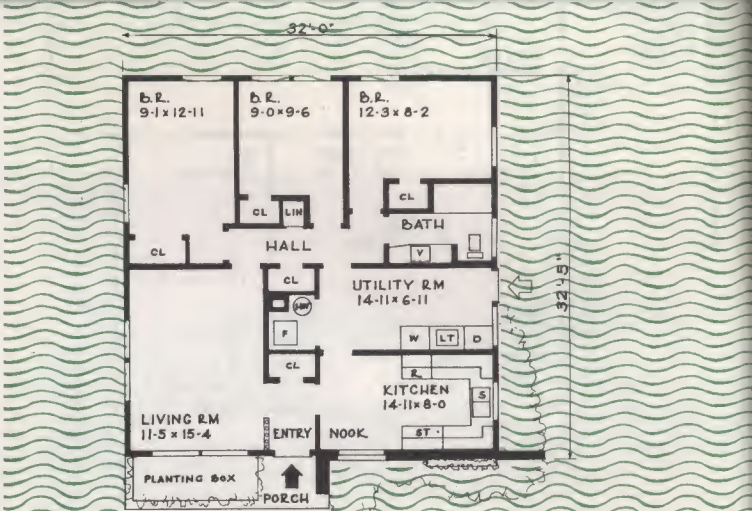
A TOUCH OF BRICK



Design H-254 P

House: 1,024 sq. ft. 11,182 cu. ft.

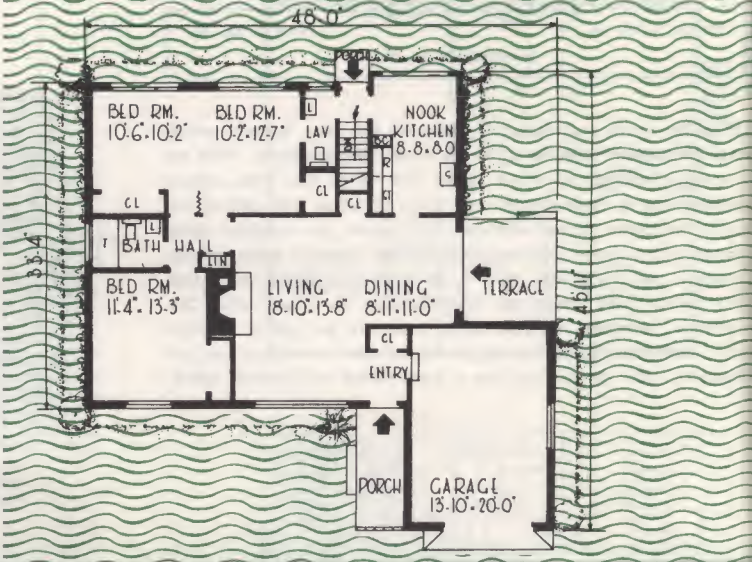
This popular three bedroom home is impressive despite its modest cost. Study the contemporary styling, with its low pitch roof, brick trimmed wall in front, lovely picture window and colorful planting box. Outstanding in the interior design is the wonderful use of space and easy traffic circulation. The entry is separated from the living room by a lovely trellis. Noteworthy too, is the convenient use of sliding doors and the concrete slab floor. The large U-shaped kitchen with cosy dinette, is located near the utility room and side door. Other advantages include the large extra closet in the hallway, vanity in bath, spacious living area and economical central heating system.



Design H-448 P

House: 1,261 sq. ft. 24,606 cu. ft.
Garage: 310 sq. ft.

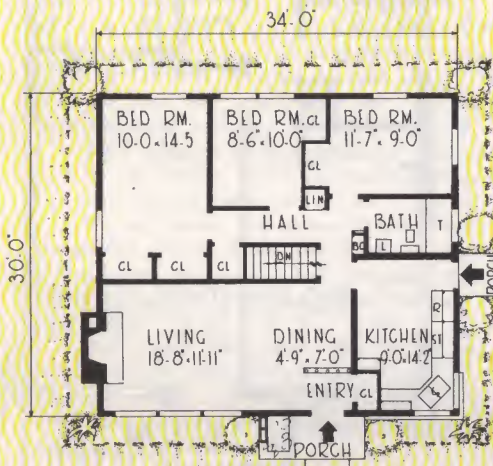
The use of folding wall between the two rear bedrooms makes it possible to use these rooms in various ways. Access to lavatory is an added feature. Front bedroom is a large one with good size closet. Front entry hall has double feature also—it is directly accessible from garage—a boon during bad weather. Living-dining room has spacious proportions with dining area window wall providing expansion into privately located terrace. Both kitchen entrances have sliding doors which save wall space. Large breakfast area has garden view. Lavatory, rear door and basement stairs are conveniently located. Projecting garage, deep overhang and attractive trellis form the front porch. Heating and laundry facilities are located in the basement. Brick veneer construction.



PRIVATE TERRACE LOCATION



ATTRACTIVE AND ECONOMICAL

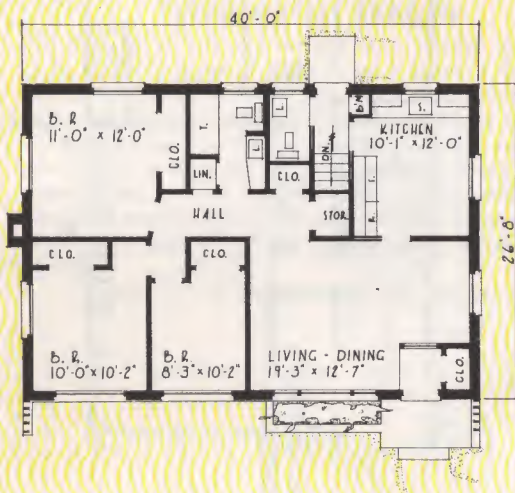


Design H-414 P

House: 1,020 sq. ft.

20,063 cu. ft.

Attractive trellis divides front entry and guest closet from spacious living-dining area. Living room interest is focused upon fireplace set flush in ledge stone wall in which 3 stone, tier shelves are set for effective decorator use. Unobstructed wall opposite picture windows with bottom vents for circulation are additional features. Three bedrooms are across back of the house for maximum privacy. Master bedroom has large twin closets with sliding doors, cross ventilation and ample wall space. The other bedrooms have excellent ventilation, roomy closets also with sliding doors and each permits easy furniture arrangement. Bath is located for easy access from all parts of the house. The broom closet in hall is especially convenient at clean-up time.



Design H-397 P

House: 1,067 sq. ft.

19,469 cu. ft.

There is a great deal to recommend this modular planned ranch home. Front entry near guest closet is separated from living-dining area by floor-to-ceiling wall containing "peek-through" shelves. Window placement, wall space, sliding door between kitchen and dining area and the archway to central hall has been planned to give extra living comfort. Notice the sliding doors in all wardrobe closets. Bedrooms provide light, air and sufficient wall space for your furniture. Large bath contains vanity and linen closet with access from hall. Central hall contains extra clothes closet and a storage closet. Kitchen has perfect breakfast setting near window. Cabinets have been built over range, refrigerator space and near sink.

MODULAR PLANNING FEATURED



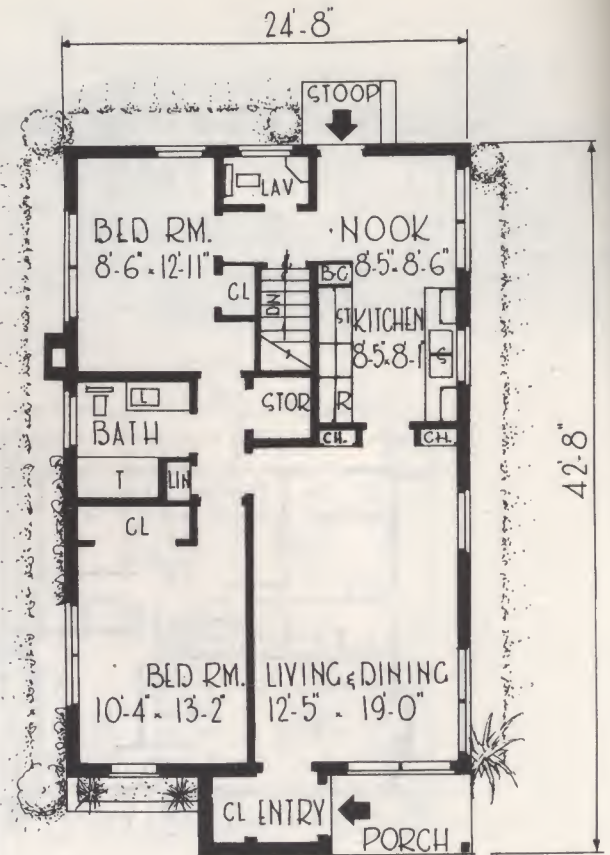
MINIMUM HOUSE

Design H-455 P

House: 975 sq. ft.

18,619 cu. ft.

Here is the so-called "Minimum House" measuring under 1,000 sq. ft. that incorporates many big home features. Rectangular living room has two view windows, corner placed to conserve wall space; a long, unbroken wall length for that large piece of furniture and china built-ins near dining area. Kitchen includes a large breakfast area while positioning of equipment and work counters makes your chores easier to perform. Lavatory is located so that it may be approached from the kitchen, basement, rear bedroom or the yard. Front bedroom has excellent closet space, plenty of wall area and cross ventilation. Another feature which you will appreciate is the projecting front entry and guest closet, an arrangement which doesn't take up any of your valuable living room area. Not quite 25 ft. wide, constructed of brick veneer, this is an extremely fine home for the modest budget.



DESIGNED FOR CITY LIVING

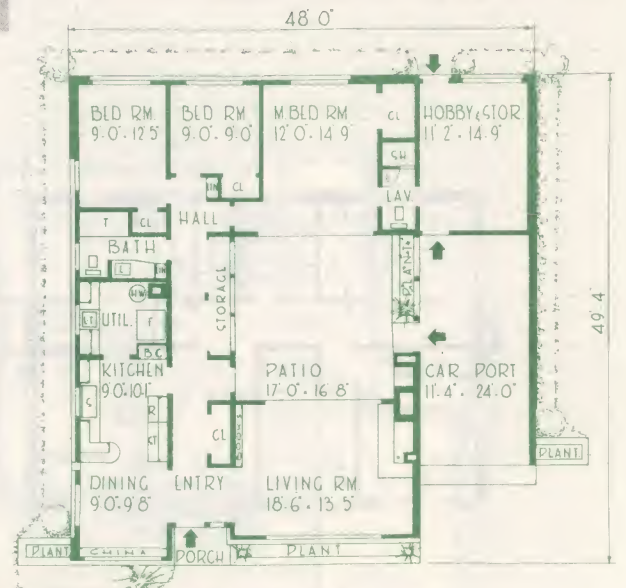
Design H-452 P

House: 1,587 sq. ft.

15,611 cu. ft.

Carport: 288 sq. ft.

The "U" shaped floor plan; studio ceilings; smart, contemporary styling make this home an ideal choice for the city dweller. Notice the specially cut glass windows above front masonry wall . . . these give ample light yet provide desirable privacy for the homeowner. The living room with window wall entrance-way to private patio is an arresting room indeed. An unbroken "L" of wall space beneath front windows and near the fireplace simplifies furniture placement. Natural fireplace occupies a space saving location. There's another sliding window wall between patio and master bedroom. You can see what a wonderful feature this patio is . . . almost an indoor room because it is screened from view by carport position. Location of extra lavatory is especially convenient. Kitchen, dining, utility areas have been arranged with the homemaker's requirements in mind.



ARRANGE FURNITURE

--- FOR LIVABILITY
--- FOR EYE-APPEAL



by Lilian Jackson Braun

(Home Advisory Editor)

When is the best time to arrange the furniture in your new house? Architects and decorators advise: "Before you build it!" In fact, a little thought about this matter in advance may help you choose the right house plan for your purposes.

Some people's living rooms are charming to look at and to use. Others leave you feeling vaguely ill-at-ease. Furniture arrangement makes the difference.

It's not merely a problem of filling wall spaces with tables and chairs, beds and chests. Thoughtful furniture arrangement should give you livability. That means comfort, convenience, eye-appeal, and the best use of available space.

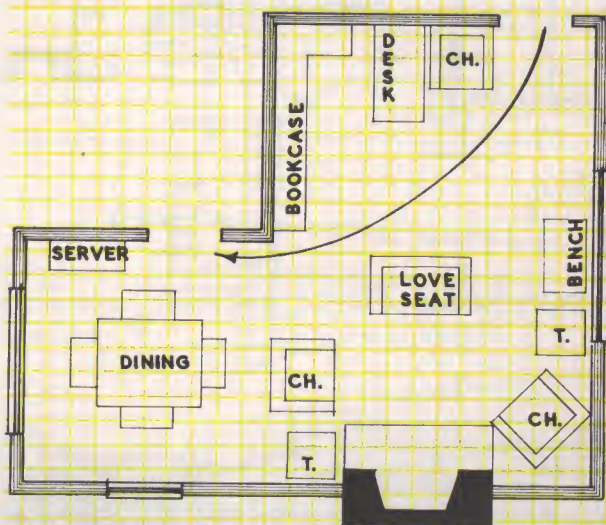
The proper technique is easy to acquire. But first it is necessary to realize that houses, as well as living habits, have changed in recent years. Old methods of placing the sofa HERE and the coffee table THERE are not the best solutions in a new house.

Room sizes and shapes have changed. There may be fewer walls and more glass areas in the house. Built-ins and room dividers create a new kind of problem. Double-purpose rooms are in demand. Television, hi-fi and other new hobbies affect furniture arrangement.

Where to Begin

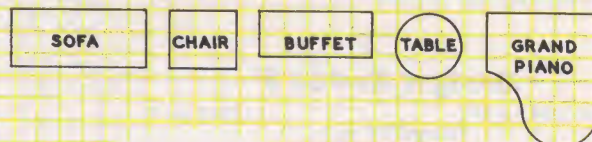
The first step in furniture arrangement—whether your house is in blueprint stage or already built—is to sit down with pencil and paper, scissors and ruler. Graph paper ruled off in quarter-inch squares will be handiest to use.

Supposing that each quarter-inch square equals one foot, draw a diagram of your proposed living room to actual scale. Indicate the location of doors, windows and fireplace, and be sure these are in correct proportion, too, allowing a quarter-inch for each foot of width.



Next take paper of a different color and snip out little squares or circles or rectangles to represent the furniture you own or expect to buy. Cut these templates to scale, of course. Thus an eight-foot sofa will be a rectangle two inches long and about three-quarters of an inch wide.

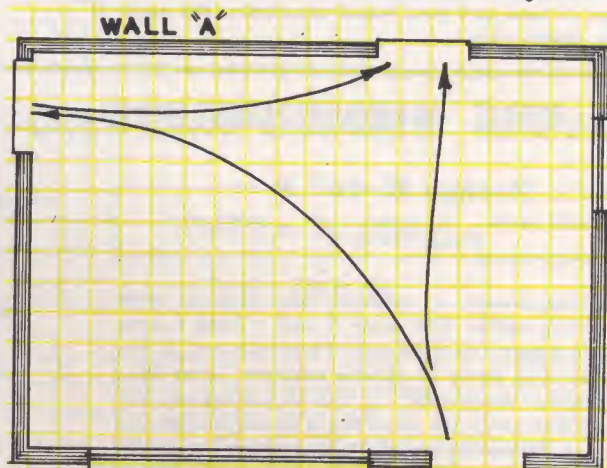
Copyright 1957 HomOgraf Co. East Detroit, Mich.



Templates are easy to arrange and rearrange on the room diagram until you find a suitable plan, but where do you begin?

First it is a good idea to indicate traffic lanes through the room. To do this, locate the doors or other openings and draw lines showing where people will walk when going from room to room.

In the popular living-dining room diagrammed here there are three openings. The arrows indicate that people will walk from the front door to the kitchen or bedrooms—also between the kitchen and the bedroom wing.



Obviously it will be well to keep the furniture out of these normal traffic lanes. This leaves two open areas—one at the right for dining furniture and a larger one at the left for living room seating. This does not mean that wall "A" must be left vacant. It can take bookshelves, a console table, a row of shallow cabinets or a narrow bench—something that will not extend far from the wall.

Create Conversation Clusters

In arranging a group of living room seating, think of people and how they are going to use the furniture. Places to sit should be close enough for conversational comfort. When seating pieces are scattered about the room, individuals are apt to be too far apart for gracious talk.

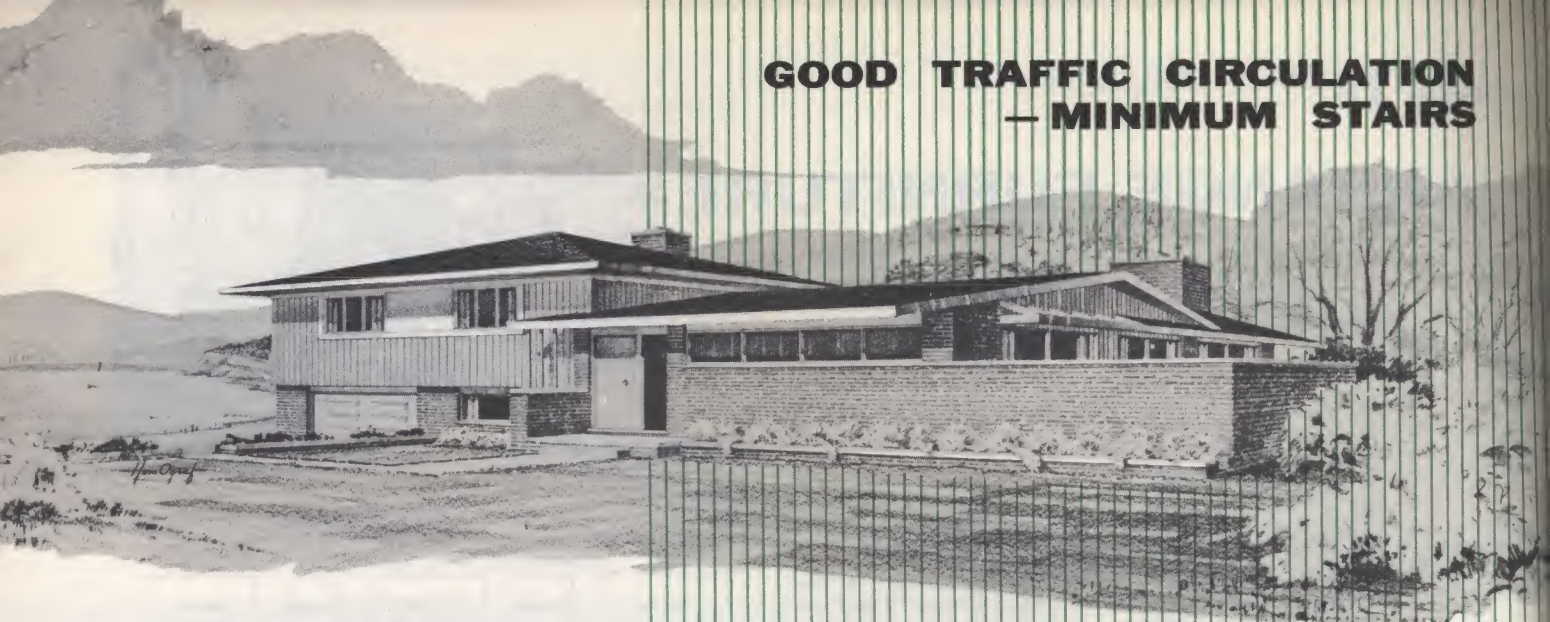
The "cluster" arrangement of lounge chairs, sofa, love-seat, sectionals hassocks, benches, pull-up chairs, etc., is popular today for this reason.

In a small room the cluster may occupy a snug corner, or be grouped around a fireplace or picture window, or center around a sofa on one long wall.

In a larger room a cluster arrangement may pull the chairs away from the walls, thus making better use of the middle of the floor. Traffic lanes then proceed around the cluster, and the walls are left free for non-conversational pieces—like chests, shelves, piano, desk or phonograph.

Continued on Page 34

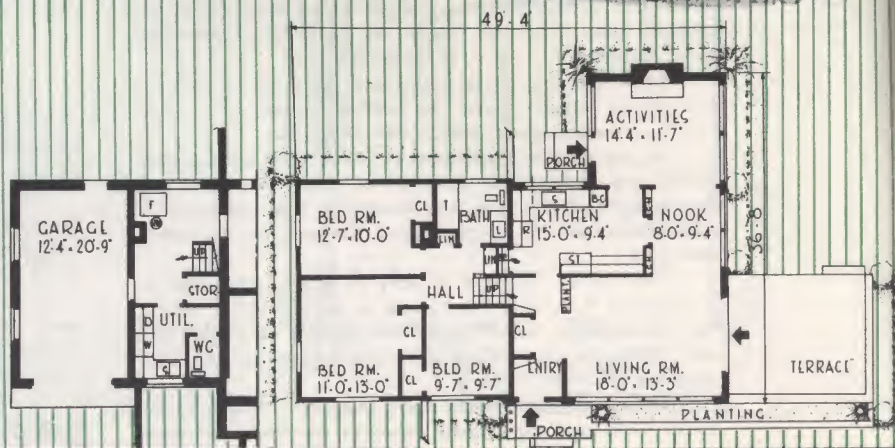
GOOD TRAFFIC CIRCULATION — MINIMUM STAIRS



Design H-451 P

House: 1,399 sq. ft. 18,806 cu. ft.
Garage: 303 sq. ft.

Tri-levels make for spacious living and here's a plan that has all the advantages of this type of construction plus this important feature: It contains only TWO stairways! A 7-riser stair to the sleeping off entry hall and a 5-riser stair to the basement from the kitchen. The drop beam between living room and nook, and sliding glass wall between nook and the Activities Room gives you a huge "U" shaped social center for easy entertaining. Living room has sliding glass wall access to the walled-in terrace . . . an ideal spot for relaxing. Three bedrooms and bath comprise the upper level sleeping wing. Basement level has separate laundry room; a lavatory; a store room and a self closing fire door to the garage. Of frame and brick veneer construction, this design merits your careful study.

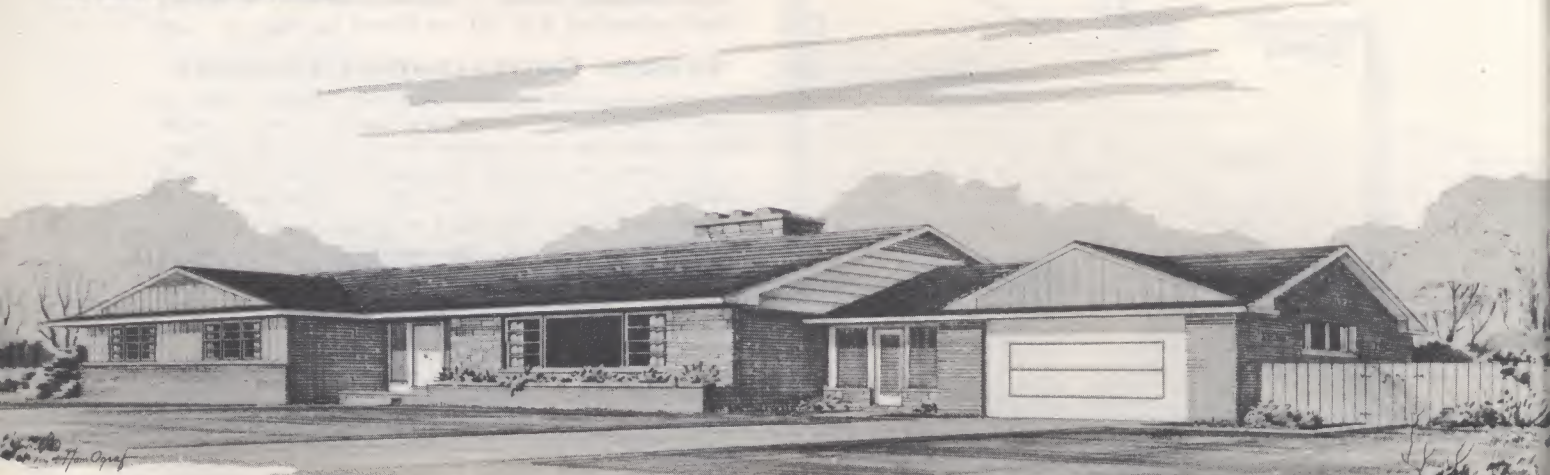
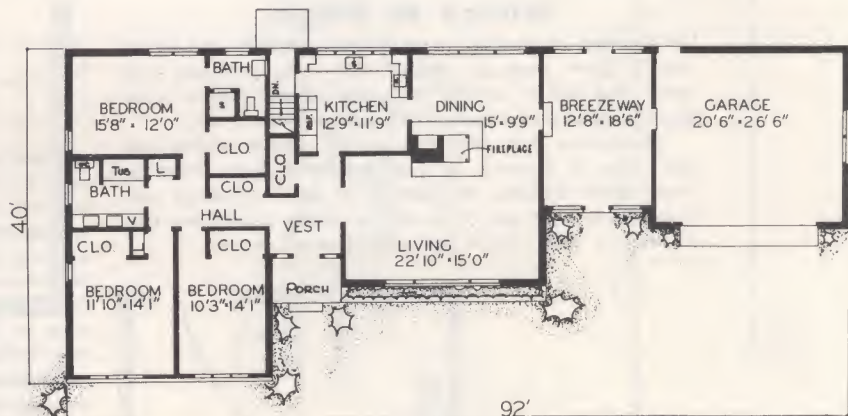


FOR THE SUBURBANITE

Design H-461 P

House: 2,111 sq. ft. 38,457 cu. ft.
Garage: 512 sq. ft.

There's no doubt about it . . . suburban living meets the needs of today's young families. With plenty of room to build, a home like this offers a great deal in the way of living pleasure. As you can see, each area serves its purpose efficiently. Living-dining area is a beautiful "front-to-back" "L" with the contemporary fireplace gracing both rooms. The breezeway is jalousy enclosed and can serve as an informal social area. Master bedroom has separate bath with stall shower and a walk-in closet. Two other bedrooms and full bath with a double bowl vanity unit complete the sleeping section. The kitchen is a masterpiece of efficiency. Here the homemaker finds a built-in range; waist high oven; a built-in combination refrigerator and freezer; a dishwasher; an exhaust fan and handy package receiver. Rear exit and basement stairs are located off kitchen landing.

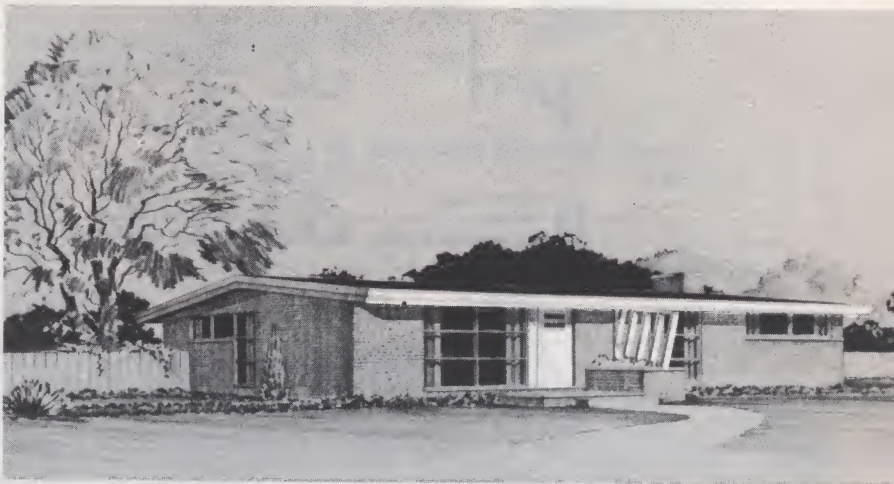
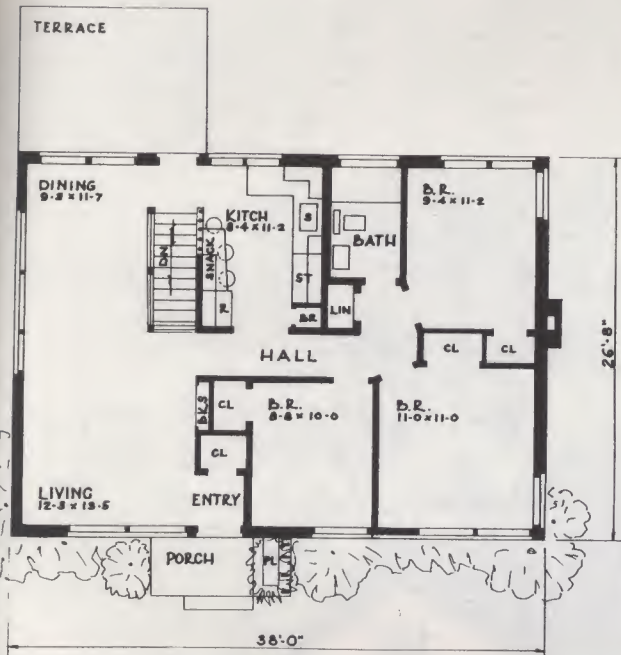


MODERN STYLING

Design H-237 P

House: 1,013 sq. ft. 17,989 cu. ft.

If your family has modern ideas, you will appreciate this home. It is a contemporary design that will delight your family and guests and continue to please through the years. The low pitched roof adds a snug charm to the design and the exposed beam ceiling in the living area creates that comfortable, rustic atmosphere. Included in this plan is a snack bar in the kitchen and a restful terrace off the dining area. The three bedrooms are good sized and the full basement is a double asset in its use as a recreation area. Adding beauty are also obscure glass partitions around the stairs to the basement. There is a cloak closet off the entry and a built-in bookshelf in the living room.

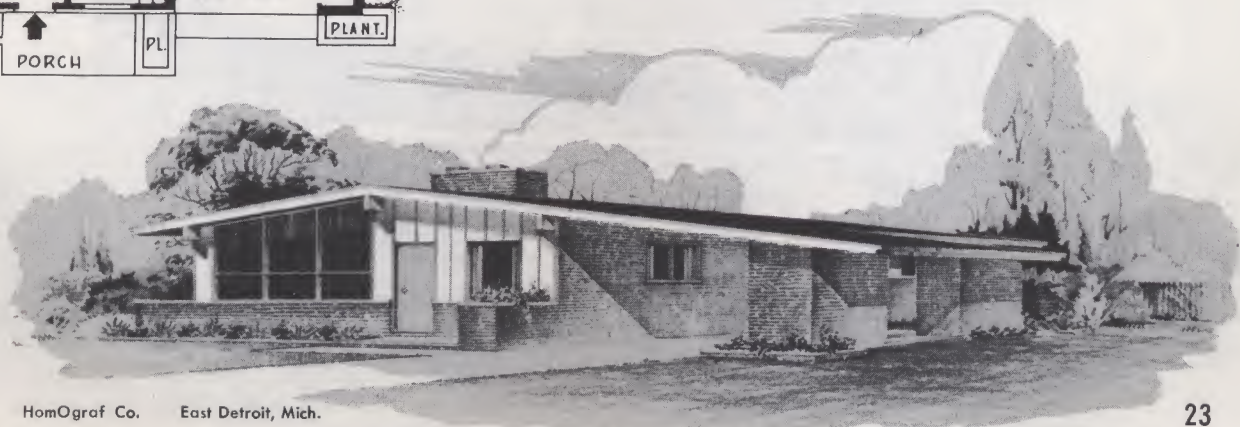
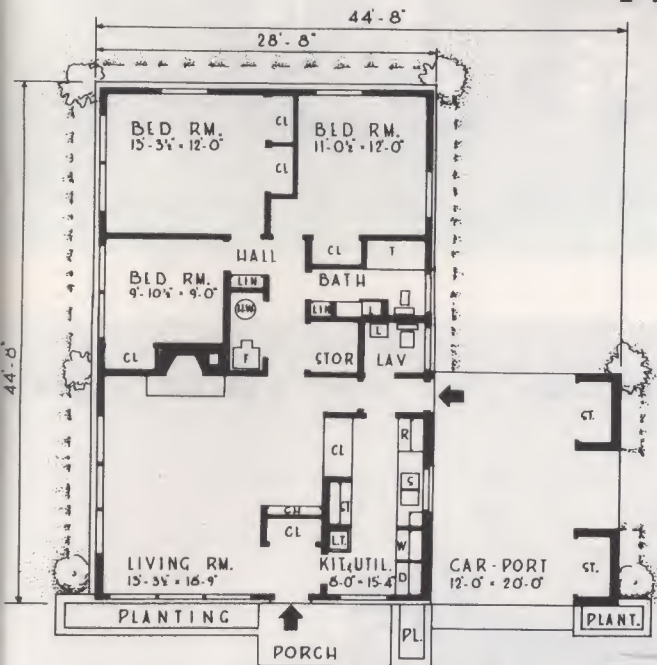


FINE CONTEMPORARY STYLING

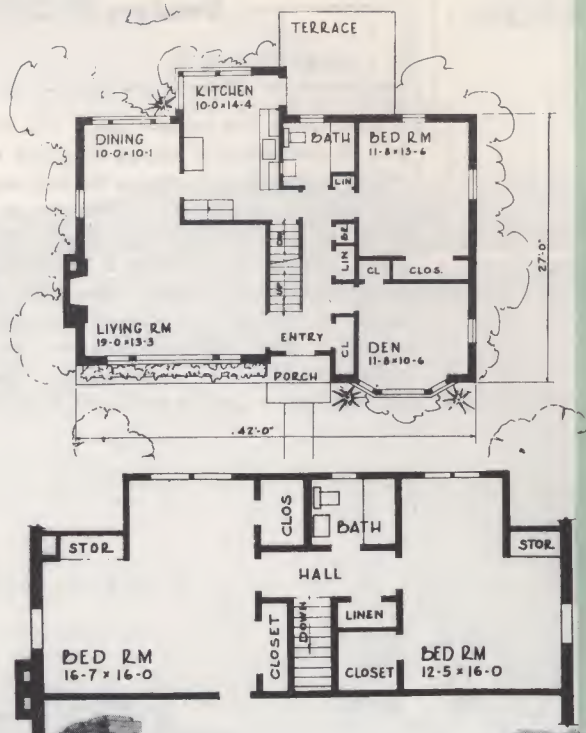
Design H-384 P

House: 1,281 Sq. Ft. 13,447 Cu. Ft.
Carport: 320 Sq. Ft.

And here's the answer to many requests for a contemporary that provides every bit of old fashioned comfort. You'll be modern and so content in this living room with its massive ledgerrock fireplace that reaches to the height of studio ceiling. Interior color is another asset in this design and the planting box above partition between kitchen and living room is the perfect ingredient. There is a combined kitchen-utility room eliminating need for a basement. And don't worry about storage space, there's plenty of it near kitchen and in attached carport. Heating facilities are planned in a separate nook and there is a washroom convenient to work area. All three bedrooms feature sliding closet doors and they're large rooms too! Living and dining is combined.



ALL PURPOSE HOME



Design H-138P

House: 1,151 Sq. Ft.

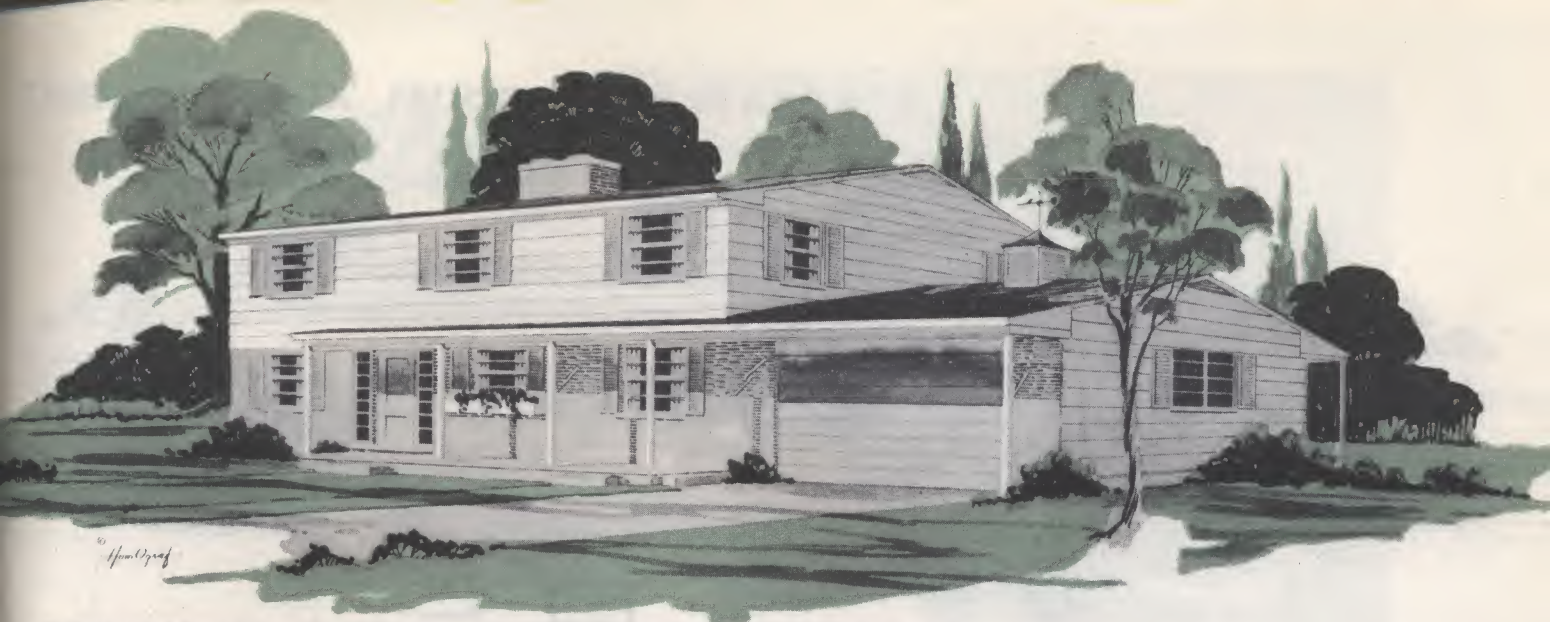
26,777 Cu. Ft.

This outstanding 1½ story design is compact and comfortable in every way. Convenience is keynoted in the step-saving arrangement, with sleeping and recreational areas placed for easiest traffic circulation. The large living-dining room with fireplace leads into the kitchen that has access to a back yard terrace. With a spacious bath, bedroom and den, which could double as another bedroom on the first floor, and two additional bedrooms and bath upstairs, this home is well equipped for the entire family. Of importance to the homemaker is the full basement and the amount of closet, linen and storage space. Plenty of sunlight and air is promised by the many windows throughout.



NO FRILLS TO UP YOUR COST





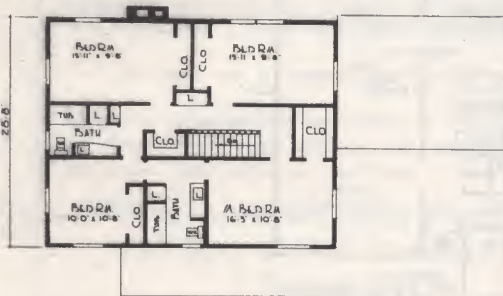
COLONIAL OFFERS SPACIOUS LIVING

Design H-466 P

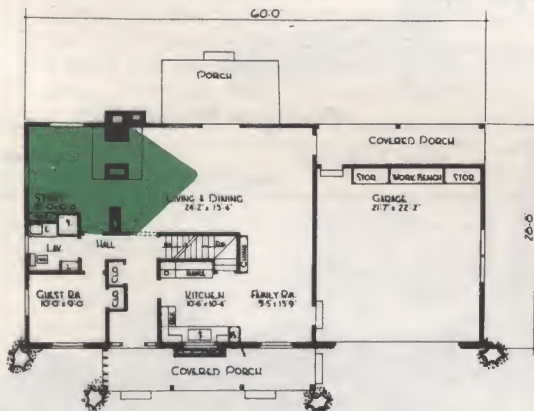
House: 1,089 sq. ft.

Garage: 513 sq. ft.

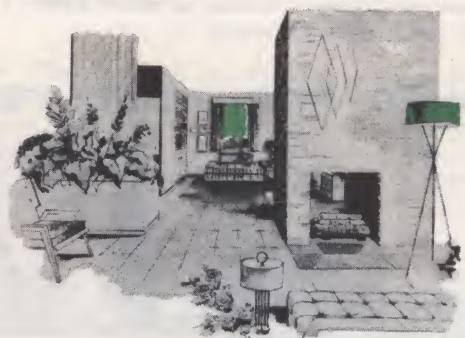
29,601 cu. ft.



SECOND FLOOR PLAN



Social area is a tremendous "L" consisting of the Family Room, Living-dining area and the study behind the fireplace which features an open hearth in both rooms. A folding wall behind the 3 foot stub wall planter will shut off the study if it is to be used as a bedroom. Kitchen has a built-in oven and range also plenty of storage space. The second story bedrooms are spacious, windows are placed to provide cross ventilation and closets meet all requirements. Two baths; cedar closet; walk-in closet in master bedroom; a double linen closet between two bedrooms and a smaller linen closet near bath and a handy clothes chute make up the balance of this luxurious sleeping wing. An extra convenience is the entrance from garage into Family Room also garage access to covered porch behind it.

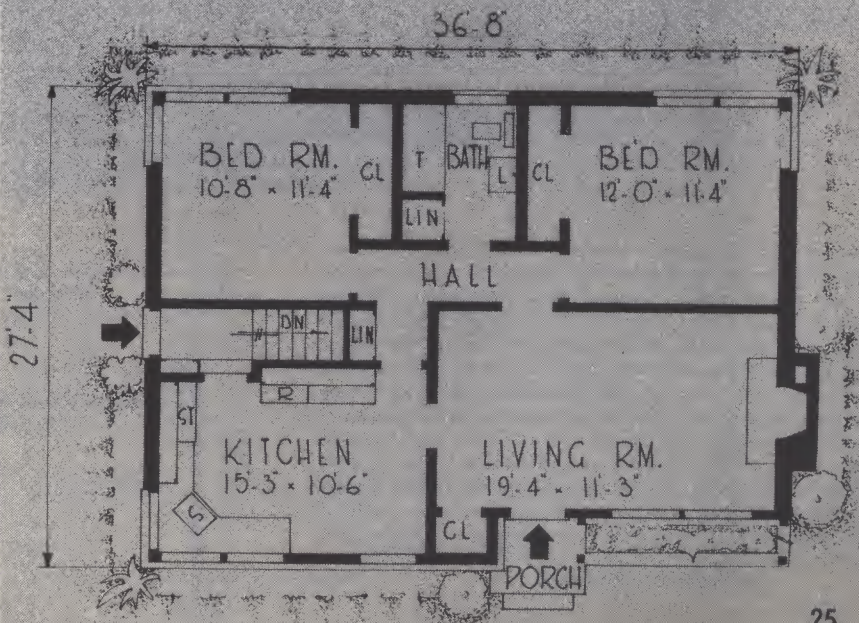


Design H-417P

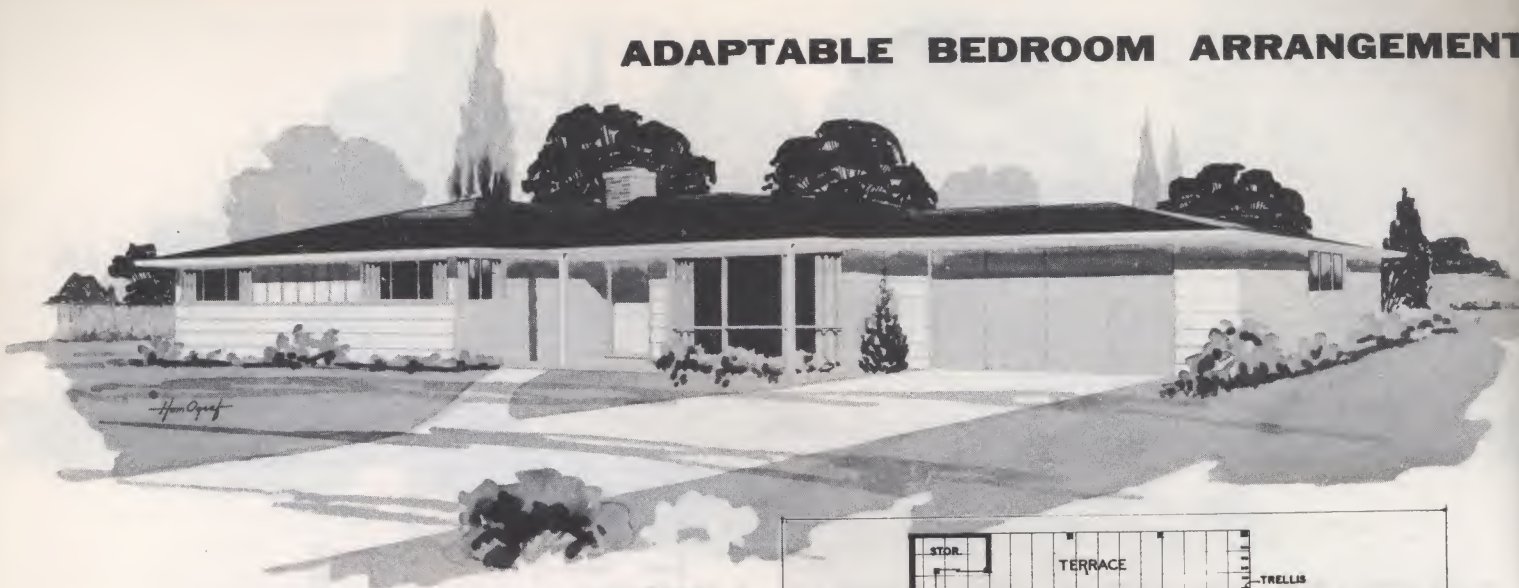
House: 959 sq. ft.

18,482 cu. ft.

A neat two bedroom home in which the kitchen has main billing. The well proportioned living room has fireplace with brick trim, large picture windows with bottom vents for good air circulation and a plastered archway into hall. Bedrooms and bath with double size linen closet are across back of the house. Extra linen closet is in short hall near kitchen. Kitchen faces street with popular corner sink, excellent window treatment, spacious eating area and good traffic circulation which make this a cheerful, easy to work in room. Access to basement stairs is from kitchen and side entrance. Laundry facilities will be located in basement. Fruit room is under stairs.



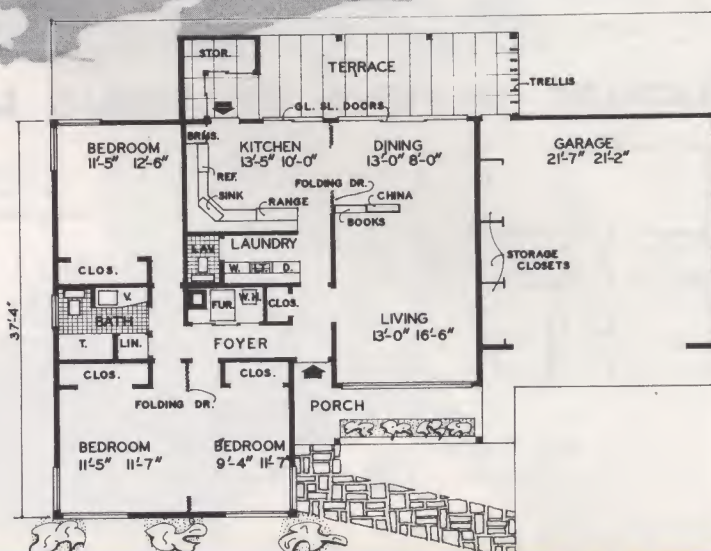
ADAPTABLE BEDROOM ARRANGEMENT



Design H-484 P

House: 1,256 sq. ft. 14,817 cu. ft.
Garage: 484 sq. ft.

What actually happens when you eliminate a fireplace? First a saving of \$800 more or less, depending on specifications. Secondly, building without a basement constitutes a saving of another \$1,000! In this basementless home intelligent planning provides for storage where you need it: On the porch; in laundry room; book and china built-ins; large closets and garage storage. A panoramic sliding window wall overlooks the garden and provides access to covered porch. A folding door separates the dining area from the kitchen . . . this gives you space when you need it without the disadvantages of an "all-in-one" plan. Range is placed against a half wall dividing the kitchen and utility room. There's a lavatory in the utility room. The folding wall separation between the front bedrooms gives this area a luxurious appearance during the day and yet at night privacy is assured.



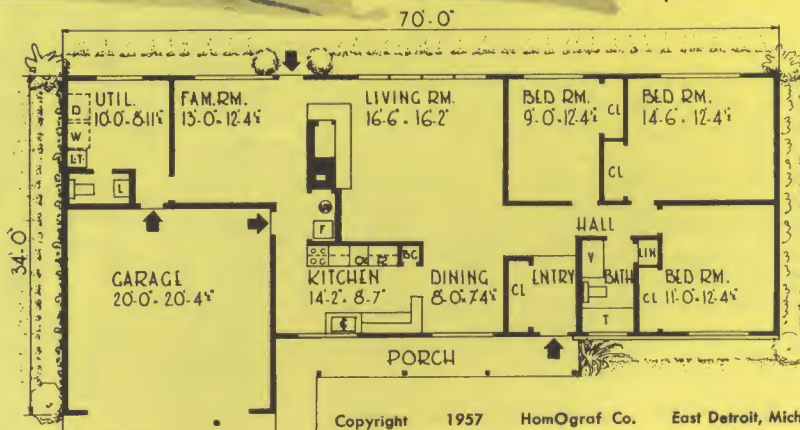
DESIGNED FOR "CARE-FREE" LIVING

Design H-463 P

House: 1,559 sq. ft. 16,198 cu. ft.
Garage: 425 sq. ft.



Ideal for the suburbs this contemporary 3 bedroom ranch home has an ideal room arrangement which eliminates unnecessary traffic and makes for truly "care-free" living. Bedrooms are located for privacy with easy access to full bath, while utility, family, living and dining rooms for a step-saving "L" around the kitchen. You can easily see how each major area is directly accessible and yet all are so laid out that housekeeping chores and entertaining problems are reduced to a minimum. Extra lavatory is located in the utility room. Placement of the roman brick fireplace; convenient entry hall; built-in oven and range in kitchen plus the attached 2 car garage are just a few of the outstanding features in this home. Unusual beauty and spaciousness is achieved through the use of studio ceilings in living, dining, kitchen and family rooms.



Copyright 1957 HomOgraf Co. East Detroit, Mich.

Financing

YOUR HOME



THE IMPORTANCE OF A GOOD TITLE

(SECOND IN A SERIES ON HOME FINANCING)

So you're going to borrow money to buy a house? One of the first things your banker will determine is: whether you have good title to your land.

Whenever Buying Real Estate of Any Kind, Insist Upon Good Title

But how do you know whether you have a good conveyance of title to a parcel of land? To protect yourself you should have either title insurance or the opinion of a good real estate attorney who has examined the various records involved. Here are the things he will check:

1. The Abstract. This history of ownership is a copy of the public record which is on file in the registrar's office in your county building, parish seat or district, as the case may be. It is in this office that the local government keeps a record of land ownership, lawsuits, and other matters of public concern.

The abstract shows all the legal entanglements, conveyances or transfers pertaining to that particular parcel of real estate.

However, the existence of a certified abstract does not signify that the title is a good one, free and clear from claim and encumbrance. To make sure the title is good, your attorney checks the history (from U.S. government to present owner) to determine whether all transfers are valid and whether legal entanglements, if any, have been properly discharged.

Your attorney should see that each subdivision (or description where land is cut into small parcels) is properly described and recorded. Each lien or claim of record against such parcels of land must be properly and legally discharged.

2. Your attorney will request a thorough tax search and certification that all taxes are paid up to the date of transfer or purchase.

Hidden Risks

However, there are factors that do not always appear on the record. For example, if the seller is a married man but conveys the property as a single man, disregarding any interest his wife may have, then the conveyance may be invalidated as it would not abolish the wife's interest. This is the kind of thing that constitutes a hidden risk. Forgery of signature or other instruments releasing claims may also be classified as a hidden risk.

To protect yourself against possible loss by virtue of hidden risks, you may have your title insured by a title company. (This is done in many cases where an abstract is not available for checking title history.) The insuring company will check the history of the property before

insuring the title.

Such insurance eliminates risk in title that could cause trouble and expense in years to come. It is for this reason that your banker will require to see "good title" when you go to borrow money for your house.

Terms You Will Need to Know

DEED . . . When used in real estate, this term refers to a document or conveyance describing the land, the ownership of the land, and to whom it has been conveyed. It might be regarded as the fulfillment of a purchase contract. The deed also specifies considerations, conditions and reservations, if any.

• • •

ABSTRACT OF TITLE . . . This is a document which recites the history of ownership of a piece of property. It includes all involvements that have been recorded—from the time the United States government granted the land. It lists all transfers that have been made—right down to the present titleholder or owner.

• • •

TITLE INSURANCE . . . This might be likened to life insurance. A "title company" examines the history of the property and issues title insurance guaranteeing that the title is clear.

• • •

WARRANTY DEED . . . This kind of deed guarantees (or warrants) that the title to the property is free and clear—without claims or liens of any sort—from the time of the U.S. government grant right down to the present owner.

• • •

QUIT CLAIM DEED . . . This deed conveys merely the interest the party selling or conveying might have. It guarantees nothing except the conveyance of interest they may have, hypothetically or otherwise. In accepting this form of deed, extra care must be taken to have the title checked by a competent real estate attorney or by a company that issues title insurance.

• • •

OTHER FORMS OF DEEDS include those that convey the title to the property in the same condition as the seller received it. These warranty only against any liens or claims to interest in the property that may have occurred while the property was in the seller's possession. Care must be exercised when accepting this conveyance.

Send 50c for No. 955 Book containing the 1st Article of "Financing Your Home" to—

FAMILY HOMES

11711 E. 8 Mile Rd.

East Detroit, Michigan

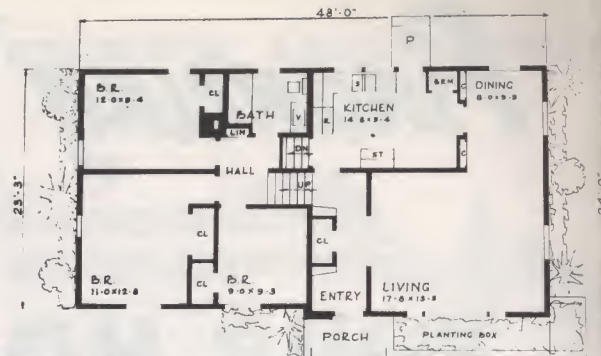
Design H-231P

House: 1,257 sq. ft.

18,187 cu. ft.

HomOgraf's designers and engineers have captured all the spaciousness of colonial styling and eliminated the inconvenience of long flights of stairs in this impressive home. With attached garage, the colonial exterior of fieldstone and wood siding, this home could easily belong in an old eastern city as well as in the broad, sunny west. Again, the areas are divided for maximum convenience and utility. A partial basement and laundry are designed for the lower level with living, dining room and kitchen situated on the middle level. Upstairs are three bedrooms and a spacious bath with lots of closet space. Notice too the large living room that is so adaptable for furniture arrangements.

POPULAR TRI-LEVEL



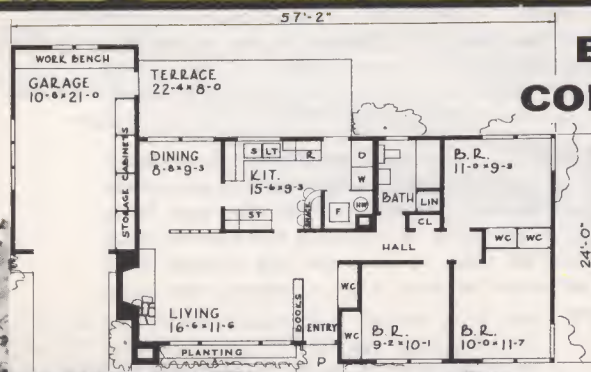
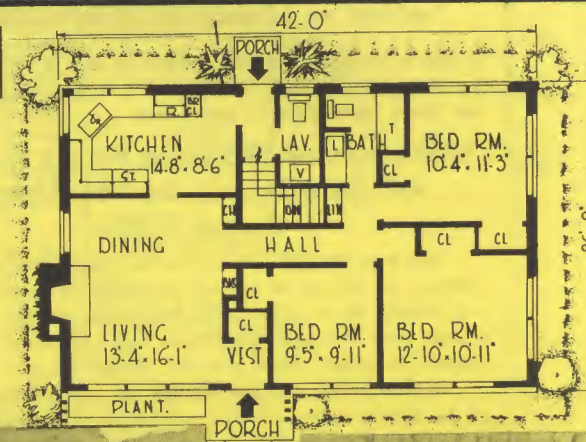
Design H-422P

House: 1,120 sq. ft.

21,652 cu. ft.

FLEXIBLE ROOM PLAN

Need 3 bedrooms, 1½ baths and lots of living space? Here's an ideal plan! The picture window in the spacious living-dining room, natural fireplace, book and china built-ins add considerably to this pleasant relaxing area. Sliding door in dining area leads to kitchen featuring "U" shaped work center and corner sink. Table space and door to landing complete kitchen layout. Rear entrance, basement stairs and lavatory are accessible from this landing. There are three good size bedrooms, full bath with vanity, plus linen closet in hall.



ECONOMICAL CONSTRUCTION SPACIOUS ROOMS

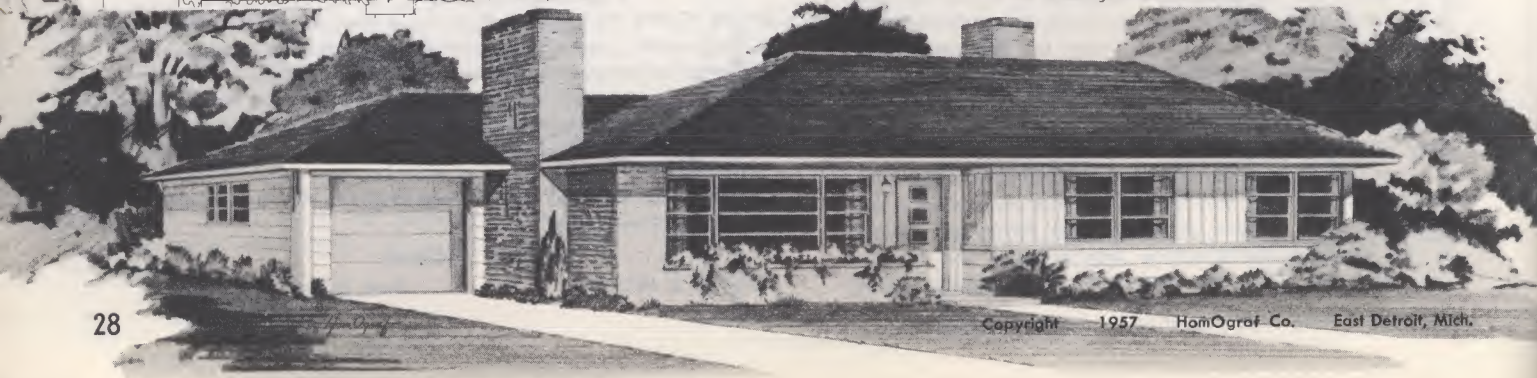
Design H-189P

House: 1,020 sq. ft.

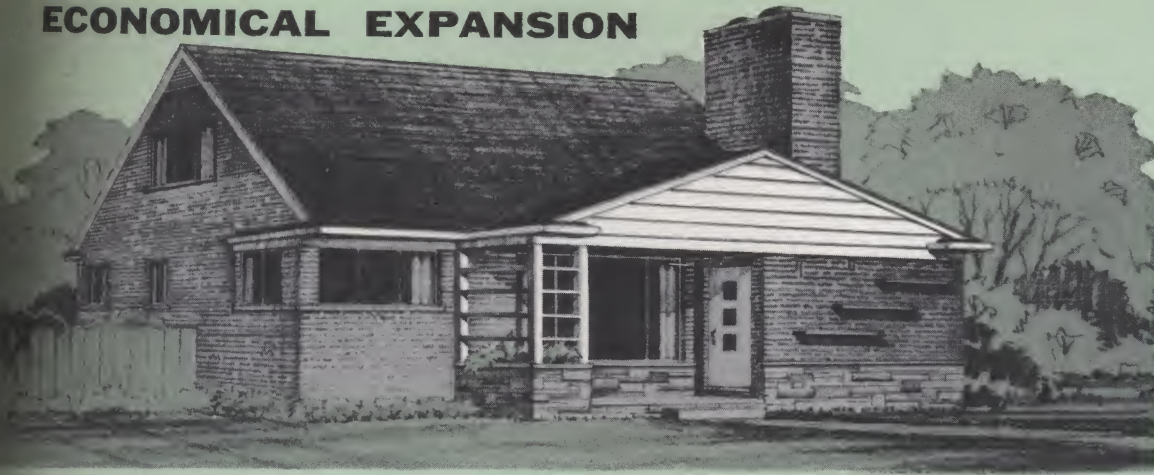
10,382 cu. ft. (Without Basement)

Garage: 289 sq. ft.

Beauty and efficiency are combined in this attractive home to accomplish complete harmony and convenience. The lovely windows with picturesque and colorful planting box, are exceptionally charming. Floor plan includes a spacious living room with fireplace, large built-in book shelves, and a nice dining room with access to the veranda. Of particular interest to the housewife is the large combined kitchen with snack bar and convenient utility room, both easily accessible to the dining area. The three good-sized bedrooms and bath, with linen space, minimum hallway passage area, and wide overhanging roof make this a "special" in the HomOgraf list of designs.



ECONOMICAL EXPANSION



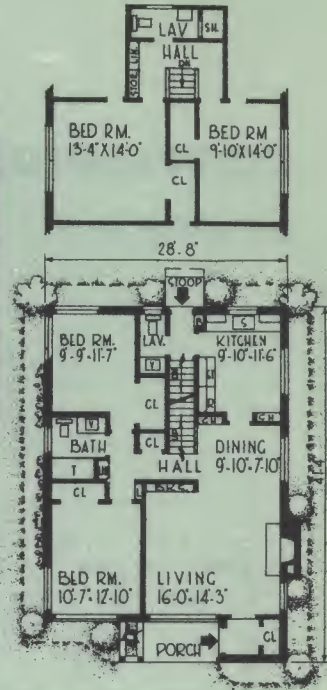
Design H-431P

House: 1,089 sq. ft.

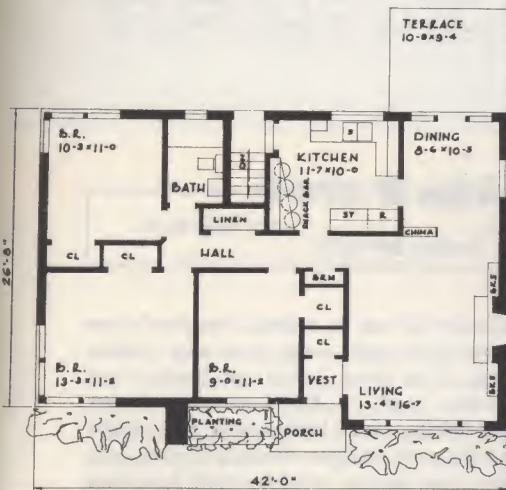
25,533 cu. ft.

Here's a narrow lot expansible plan that meets the living space requirements of a growing family. First floor is well-coordinated and provides maximum living and working space. Vestibule and closet project from main living area. Fireplace, view window, unbroken wall space, custom built-ins and excellent proportioning make living-dining center suitable for

family needs. Kitchen has many practical aspects: Easy to work in, sliding doors for convenience, family size breakfast area, plenty of cupboards and easy access to lavatory, basement stairs and rear door. Both bedrooms have high corner windows and large closets. Upper floor consists of two extra size bedrooms and bath with stall shower.



APPEARANCE IS DECEPTIVE



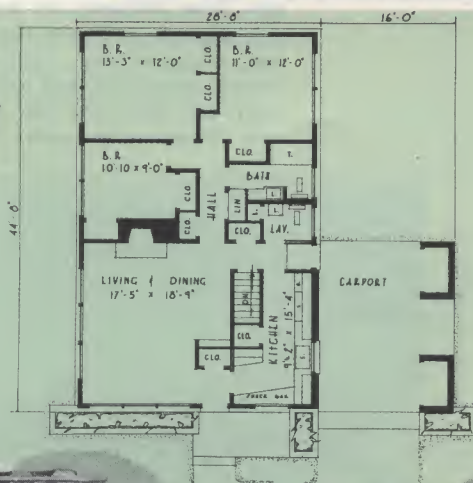
Design H-148P

House: 1,150 Sq. Ft.

22,150 Cu. Ft.

This pleasing home incorporates such features as corner windows in two of the three bedrooms and plenty of closet and linen space throughout. The separate vestibule is a feature housewives will bless, it provides extra closet space for guests wraps and insures less abuse to living room rugs. Note also the built-in snack bar in the kitchen, the conveniently located basement stairs, and the lovely rear terrace for outdoor living. The bath is large and is conveniently located near the bedrooms. With a large living room and dining area, this design is an outstanding investment in a moderate priced home. Note too the colorful planting box in front under the picture window.

CONTEMPORARY COMFORT



Design H-405P

House: 1,281 sq. ft.

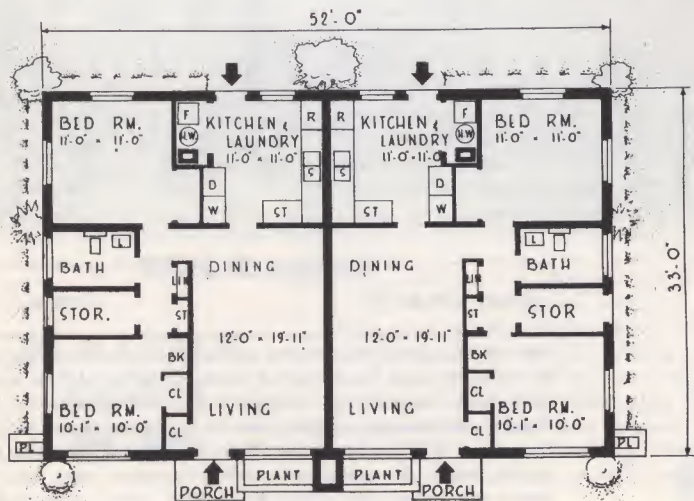
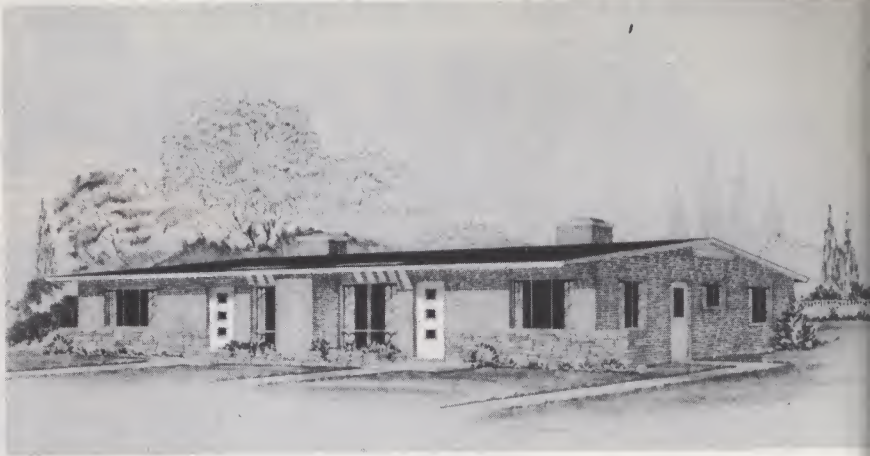
Carport: 320 sq. ft.

23,155 cu. ft.

Custom extras abound in this well designed contemporary ranch home. Ledge rock fireplace dominates living-dining room which also features studio ceiling, large picture window and built-in china cabinet. Front entry hall contains guest closet and provides easy traffic to all parts of the house. Bedrooms have high windows for privacy plus sliding doors on wardrobe closets—no banged up corners on your furniture! Bath has vanity and its large linen closet is also accessible from hall. Kitchen is average in size, but excellent planning has produced compact work center, ample storage space plus sunlit snack-bar! Hall at rear of kitchen has lavatory, storage closet, carport entrance and basement stairs. Laundry facilities and heating unit will be located in basement.



CONTEMPORARY DUPLEX

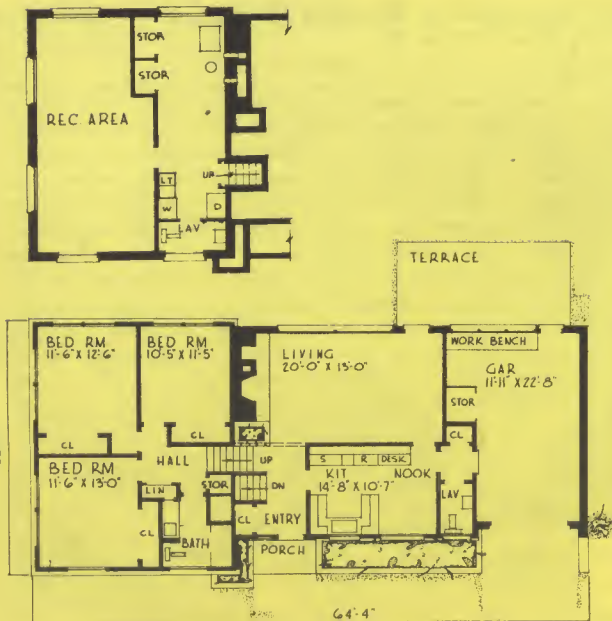


Design H-383P

House: 1,716 Sq. Ft. 17,452 Cu. Ft.

If it's a duplex you're seeking, this contemporary styled home is a real treat with its sleek brick veneer exterior and low pitched roof. There are two separate entries and for extra privacy the stud walls projects out between the two units providing an additional separation from the exterior. Inside both units are identical. There are two good sized bedrooms, with bath between; a large living-dining combination and a kitchen-laundry area. Because there is no basement, heating facilities are located in the laundry area. Another useful feature is shown in the interior storage closet which can be reached from the outside as well as from within.

TRI-LEVEL FOR LEVEL LOT



Design H-375 P

House: 1,378 sq. ft. 19,836 cu. ft.
Garage: 349 sq. ft.

For those who think tri-levels are for hillside lots—here's one that can be built anywhere! Street level front entry permits easy traffic to all parts of the house. Ledge rock fireplace and planter add contemporary touch to living room which has access to rear terrace. Dining nook, kitchen with well placed cabinets and ample work area includes handy planning desk. Lavatory, clothes closet and garage complete street level floor plan. Three bedrooms, full bath with stall shower, linen closet and cleaning equipment closet are on upper level. Front to back recreation room, lavatory facing street, laundry room, furnace, storage and fruit rooms are on lower level. When you study this layout you can see it has many step-saving features. Contemporary exterior features a very new roof design.



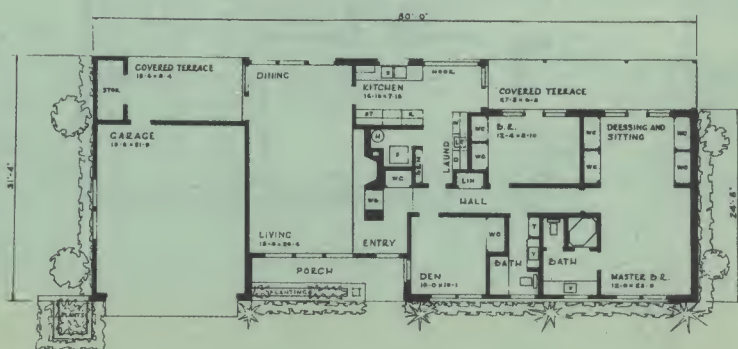


TWO COVERED TERRACES

Design H-229 P

House: 1,774 sq. ft. 20,179 cu. ft.
Garage: 466 sq. ft.

This contemporary design is indeed an impressive home! Planned with an exterior combination of ledgerrock and vertical boards, this comfortable home boasts two covered garden terraces, one leading off the dining area and the other backing the two bedrooms, admitting a sunny exposure. The third sleeping area is truly a master bedroom, containing a large dressing and sitting room with four king-size closets plus a separate bath with counter lavatory. This plan includes the important asset of good circulation from the spacious living and dining area to the roomy kitchen. There is ample room for laundry facilities, and the attached garage includes tool storage space and a lovely planting box in front.

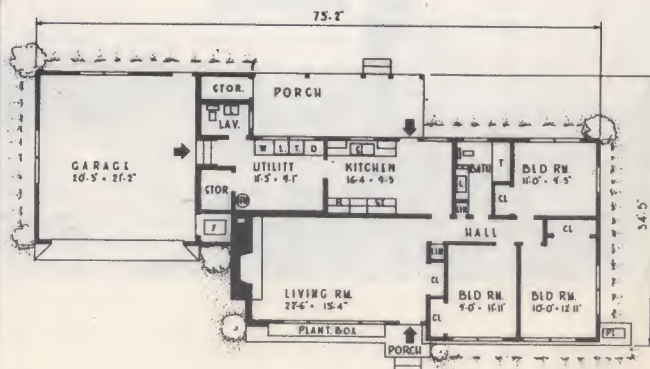


Design H-385 P

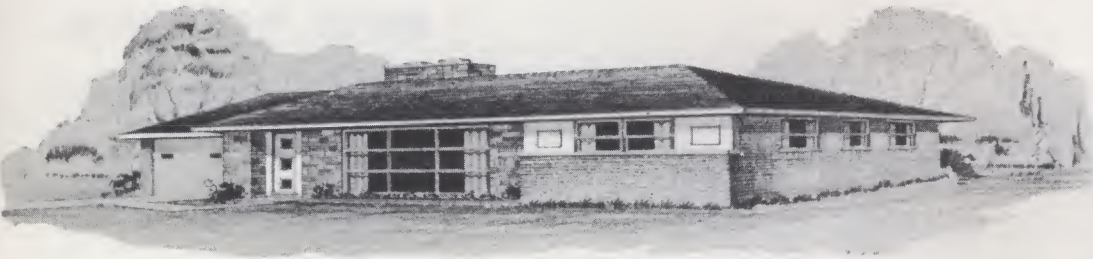
House: 1,309 sq. ft. 15,003 cu. ft.
Garage: 455 sq. ft.

There's a lot of features in this basementless ranch style home so don't miss a single one! Something different and convenient has been planned for placement of furnace. Because this home features a two-car attached garage, the heating equipment is reached from garage, thus saving precious house space. However, the hot water heater is logically planned in utility room. There is a handy wash room and storage room off the utility. The three bedrooms provide closets with sliding doors. There is a vanity in the large bath. Living room is spacious and includes fireplace. A terrace at the rear adds further luxury and you'll have greater convenience in the step-saving kitchen-dining arrangement.

MANY EXTRAS



SPACE WITHOUT WASTE

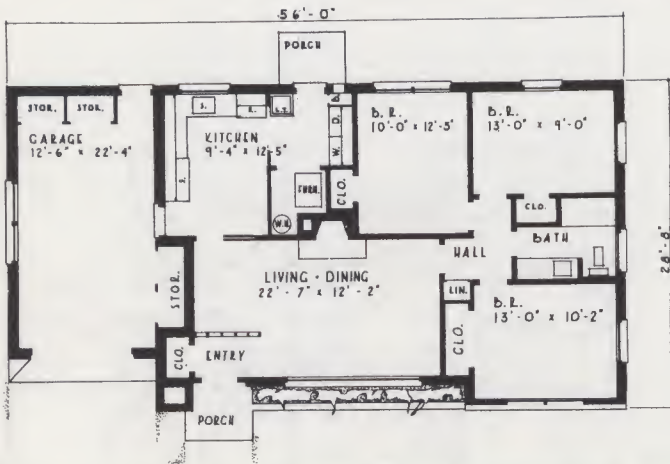


Design H-394P

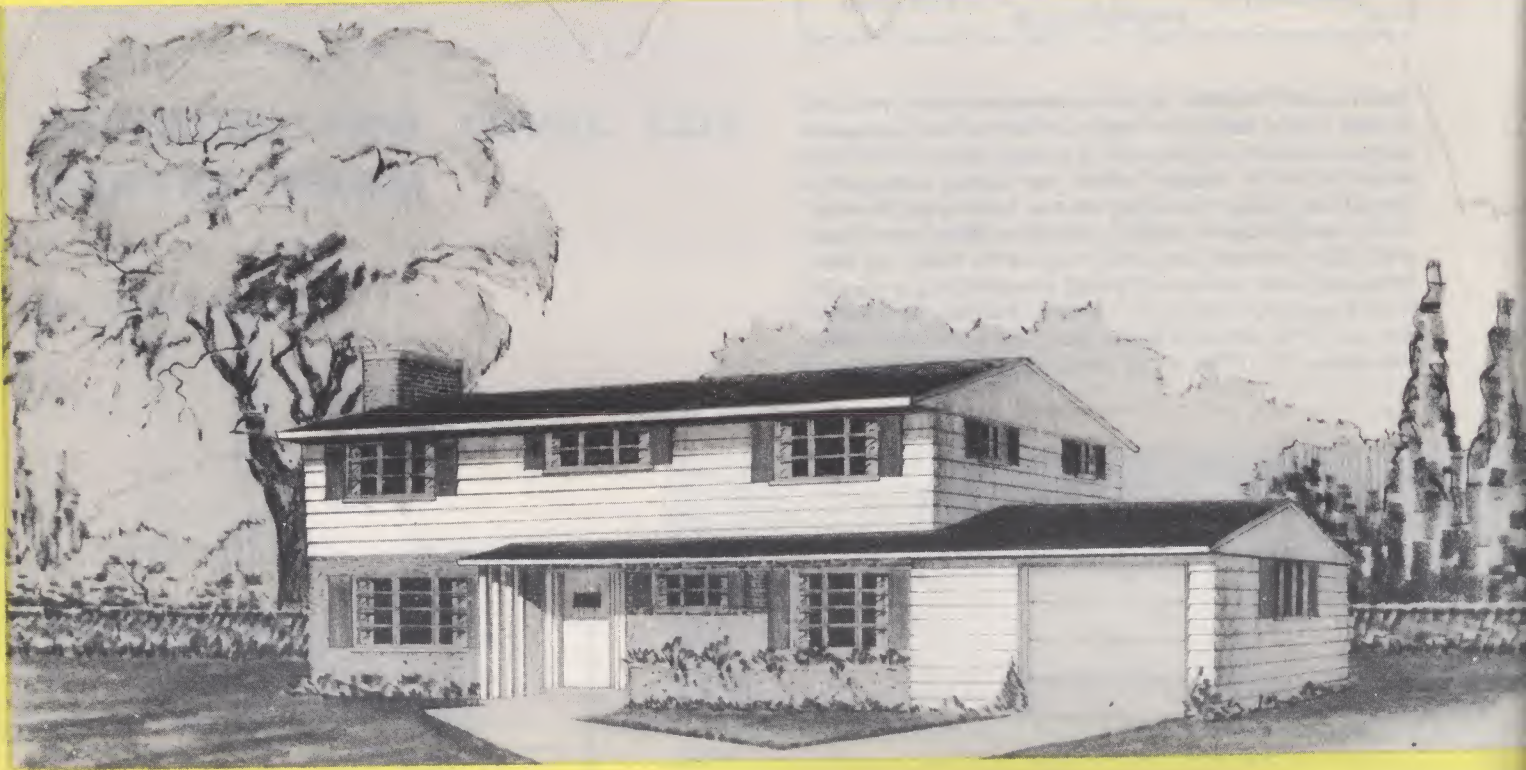
House: 1,149 sq. ft.

13,161 cu. ft.

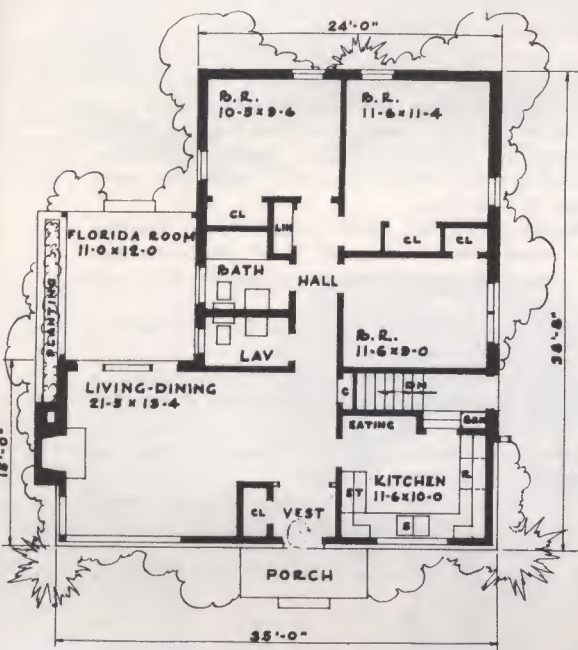
Garage: 338 sq. ft.



Spacious rooms and plenty of storage space make this ranch home a sound value. Large living-dining room has unobstructed wall space, ledge rock fireplace with attractive trellis near guest closet. Bedrooms will accommodate complete bedroom furniture, closet space is ample. Bath has built-in vanity. There is a linen closet in the hall. Kitchen has excellent work area, handy storage cabinets, eating space, exit to garage and an alcove type laundry room with additional storage cabinets. Heating unit and water heater will be centrally located for economy. Garage has four double storage cabinets and rear door for easy access to yard. This design will lend itself easily to a variety of construction materials.



A FLORIDA ROOM FOR OUTDOOR LIVING



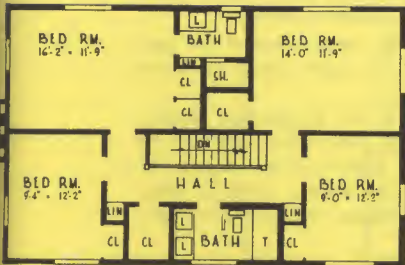
Design H-213 P

House: 1,093 sq. ft. 19,783 cu. ft.

Selection of your home won't be a bit difficult when you see this intriguing design with its modern and artistic features. Original and unusual is the glassed roof on the lovely terrace directly off the living room area. Here you can stretch out in pure comfort with the beauty of nearby planting boxes adding to your bliss. Stepping into the vestibule, you will see the small trellises on either side, adding a bit of privacy and a charming touch. This home with its large living room including fireplace, dining area, full bath with adjoining lavatory, rectangular kitchen and full basement is one of the finest among moderate priced three bed-room homes.



COLONIAL FOR LARGE FAMILY



Design H-351 P

House: 1,038 Sq. Ft. 27,347 Cu. Ft.
Garage: 305 Sq. Ft.

Shown here is a two-story home resembling certain colonial style features. The attached 1 1/2-car garage is designed for frame construction as is the second floor. First floor is planned for brick veneer. Living room with dining L is spacious. There is access from dining to a rear covered porch. A step-saving U-shaped kitchen with a large nook is featured and the first floor also contains a study with nearby powder room just off front entry. There are four bedrooms plus a cedar closet upstairs. Master bedroom boasts a private bath. The second bath serving other bedrooms has a double lavatory. A recreation room can be planned at the rear of basement if desired.

It is the chummy comfort of the cluster that has made the "cocktail group" of furniture so comfortable. This usually consists of one large round coffee table with four or more matching chairs around it—the chairs comfortably upholstered but not massive.

Sectional sofas or pairs of loveseats lend themselves well to the cluster. They may stand at right angles to each other with a corner table serving both. Or they may face each other, often across a coffee table.

The curved sectional sofa makes a handsome "anchor piece" for a cluster, with one side against the wall and the other curving out into the room.

If television occupies the living room, it can be placed outside the cluster, viewable from the main seating pieces. If one or more chairs are capable of swiveling, all the better.

An example of the cluster is shown in the photograph accompanying this article. Two leather sofas stand at right angles to the wall, facing each other. A coffee table and a painting on the end wall form a focal point for this cluster, which is centered around a thick-piled area rug on a leather-tiled floor.

The second cluster in the photograph is a table-and-chair group for cards and snacks.



Check Convenience and Balance

Conveniently arranged furniture seldom gets noticed by the people who use it, but inconveniences produce all sorts of irritations and frustrations. To manufacture convenience it is again necessary to think of people and how they use the room.

In the living room seated individuals will want tables within reach and lamps in the right places. It should be possible to sit down at the desk or walk up to the bookcase or select a phonograph record without incurring any obstacles.

In the dining room the storage pieces and serving surfaces should be handy for the hostess. In the bedroom, chests of drawers should be close to closets and bathrooms for dressing convenience.

Next comes another magic ingredient of the well-planned room: the little matter of balance. Proper balance contributes to eye-appeal and subconsciously to comfort.

This principle demands that a major group of furniture on one side of the room must be balanced by something important on the opposite side. It may be a fireplace, or a breakfront, or an important window treatment, or another group of furniture. If space is at a premium, a wall of pictures with a shelf or bench beneath will give the needed weight to balance the room.

Common Problems

1. Once upon a time each room had four walls, and furniture arrangement—although not always well done—presented no particular mystery. Today the "open floor plan" is popular—to save space or enhance spaciousness—and so is the king-size window. Homemakers look in vain for a good solid wall against which to back the sofa or piano or a row of cabinets.

But walls really aren't needed for furniture arrangement. The "cluster" needs only one wall, not four. Then too the sofa or piano or desk or chest can stand at right angles to the wall, projecting into the room and forming a sort of imaginary partition.

(Fortunately, much furniture being manufactured to-

day is finished as handsomely behind as in the front and can stand in the middle of the room with pride.)

If necessary, a "portable wall" can be added. This could be a free-standing screen, or a piece of storage furniture known as a room divider, or any decorative panel with a certain amount of see-through.

2. Another problem is the larger-than-usual room. Many people are acquiring better (and bigger) houses and finding themselves with more space to fill. Or else the open floor plan makes rooms appear bigger.

The cluster technique is imperative here. A large living room should have several activity clusters. Depending on the capacity of the room and its normal uses, there might be a major conversation group, perhaps a second seating group for music listening, a cluster of furniture for card-playing and snack-serving, and even a quiet corner for reading and sewing.

3. Smaller-than-usual rooms plague many families who have moved from "a big old barn" into a compact modern house with its efficient use of space. There are several answers:

- Have more built-in storage and less free-standing pieces of furniture.

- Use the cluster arrangement of seats around a single wall, with remaining walls left free for non-conversational furniture.

- Invest in a dining table that telescopes when not in use and can stand against a wall.

- Place the host and hostess chairs from the dining room in the living room, to be used as pull-up chairs when extra guests are being seated.

- In a bedroom place twin beds at right angles to each other in a corner.

- Try the contiguous method of furniture placement. This means that furniture will stand shoulder-to-shoulder with no space wasted between items. Sectional pieces are designed to function this way, but other pieces can often imitate them.

4. Picture windows and glass walls frequently puzzle homemakers who have been used to conventional windows.

In the first place, it's never good form to back the sofa up to a large window. The effect is ugly and unplanned, especially if the sill is lower than the sofa. A fancy lamp in the window is likewise trite and in poor taste.

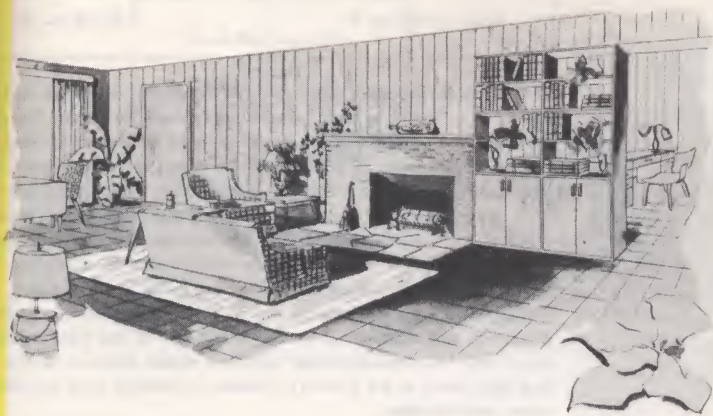
A good rule is to treat the large window as you would a fireplace. Sit around it; don't stand furniture directly in it.

If the picture window has a sill of average height, there are low chests, benches and long tables that will fit beneath it, holding magazines, plants or art objects. If the glass extends down to the floor, a long bench or table without too much bulk can be placed in front of it without interrupting the view.

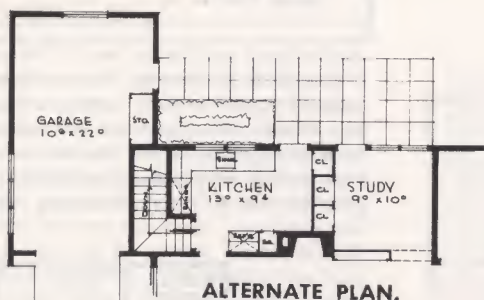
5. Many modern bedrooms have horizontal "ribbon" windows high on the wall. The bed or a row of chests should be situated under one of these windows, just as you would place a table or cabinet beneath a picture on the wall.

6. The need for double-purpose rooms has produced the bedroom that is also sitting room, and the dining room that is also a hobby room. Conventional furniture arrangement won't do in these cases.





PERFECT FOR THE YOUNG FAMILY

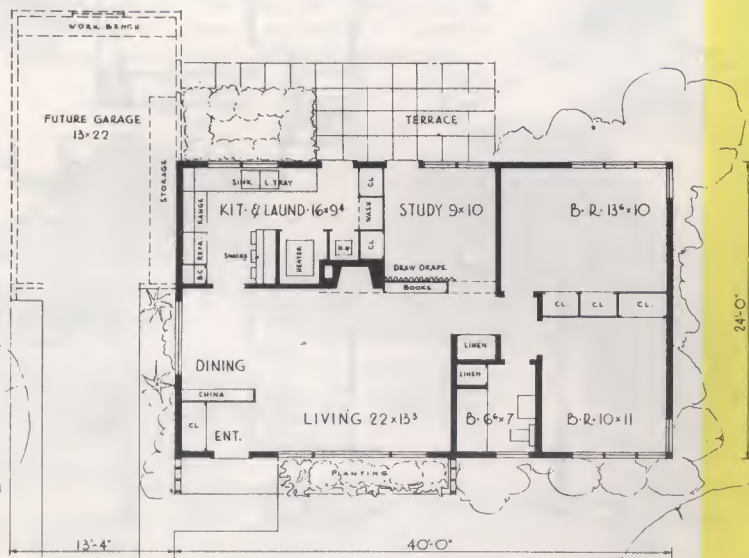


Design H-7 P

House: 960 Sq. Ft.

10,723 Cu. Ft.

Garage: 300 Sq. Ft.



This charming home design tops HomOgraf's list of best sellers. The combined living and dining area with fireplace, is nice and roomy and will permit plenty of sunlight from the large windows. The study alcove, partially separated by bookcase, is original and practical. Ceiling hung draw drapes will convert this room into an extra bedroom or a permanent wall and doorway may be used if preferred. With a minimum of hall passage area, large bedrooms, ample closet space, a bath and the step-saving kitchen-laundry arrangement, this design is exceptionally convenient. The terrace has entrance from both kitchen and study. Blueprints include an alternate plan for the basement and details for a garage.

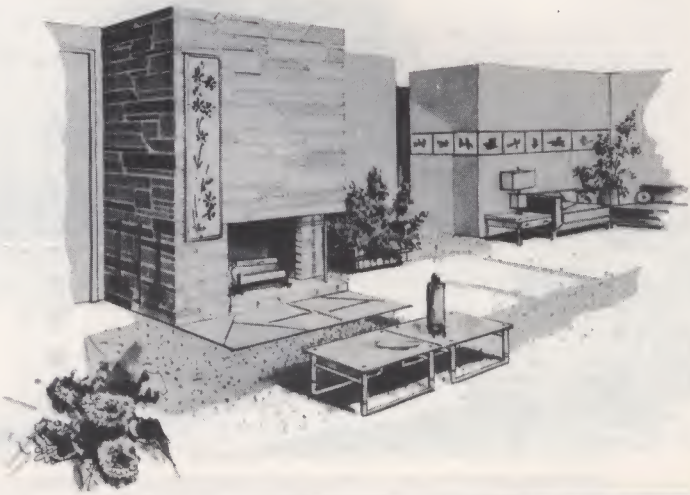
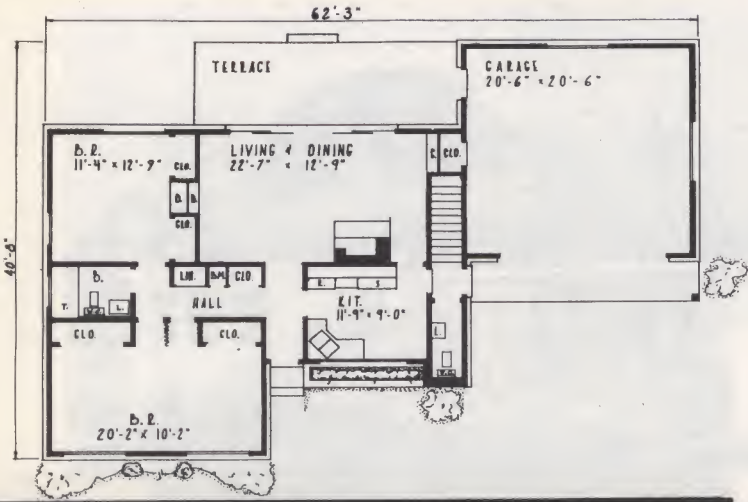
LIFETIME HOME



Design H-482 P

House: 1,183 sq. ft. 22,006 cu. ft.
Garage: 469 sq. ft.

Pleasing architectural styling plus functional layout of this charming home will add to your investment through the years. The designers have utilized many ideas that spell a lifetime of comfort for the lucky owner. The protective overhang on garage provides all weather shelter that will be appreciated when going into or from the garage. The living-dining room with its expansive sliding window wall overlooking terrace and striking fireplace has been planned for years of comfortable living and is adaptable to various furnishings. Front bedrooms are twin-type separated by folding wall . . . a multi-use feature. Rear bedroom has built-in desk and two closets. All kitchen doors are of the single sliding type; sink has favored corner location; eating space is roomy. A real step-saver is the lavatory location off landing near basement stairs and side door.



UNUSUAL INDOOR GARDEN POOL FEATURED

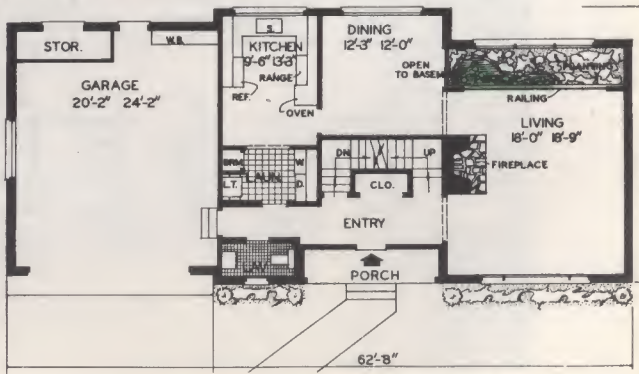
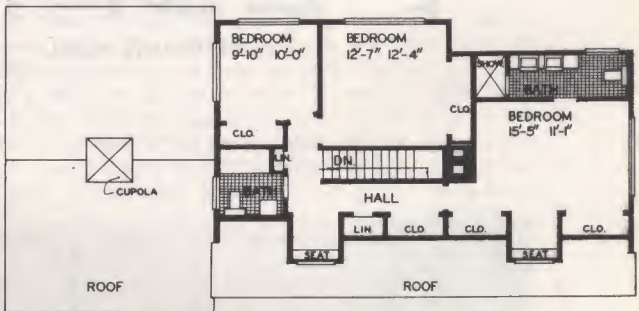
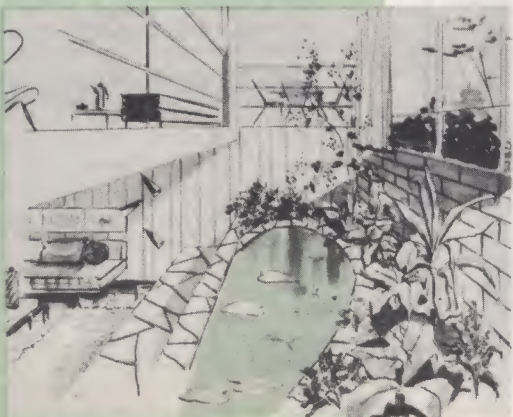


Design H-472 P

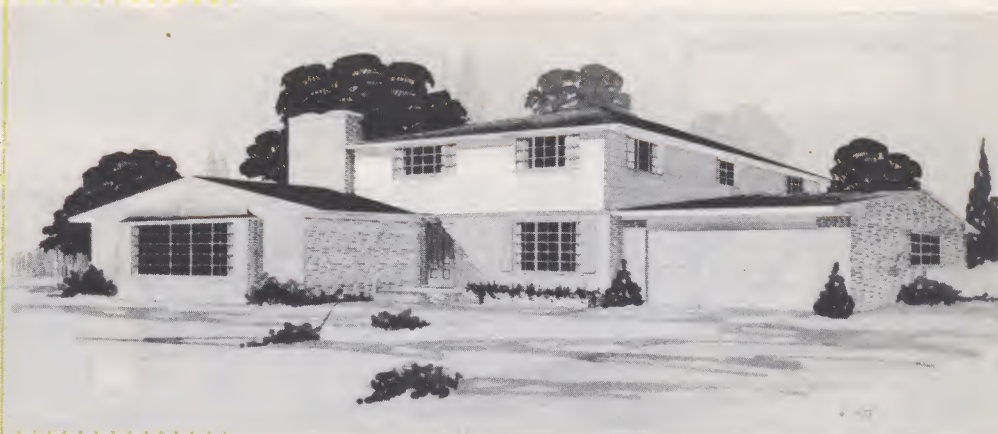
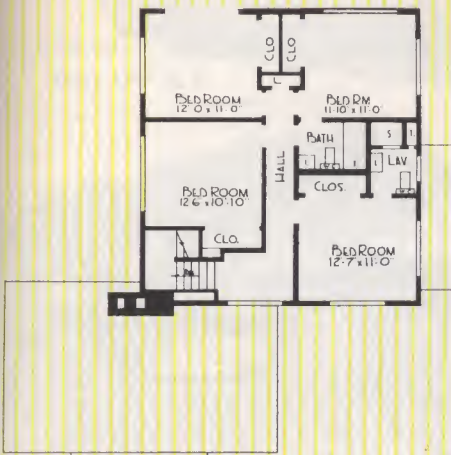
House: 1,060 sq. ft. 28,306 cu. ft.
Garage: 537 sq. ft.

A story and a half Cape Cod structure, this home will have a special appeal for those desiring a true "Dream House." Floor plan stresses privacy and maximum function for each area. Some of the attention getters are: The stair locations; downstairs lavatory; compact laundry room; breathtaking garden pool shown in illustration and the luxurious sleeping wing.

Here is a once in a million idea that places this home in a class by itself! This garden pool is located in the basement recreation room. Living room window provides light for both areas. Pool may be observed from living and dining rooms as indicated in illustration. Although it is not too expensive a feature, it certainly adds tremendous appeal to this home.



TWO STORY LUXURY



Design H-473 P

House: 1,220 sq. ft. 27,890 cu. ft.
Garage: 570 sq. ft.

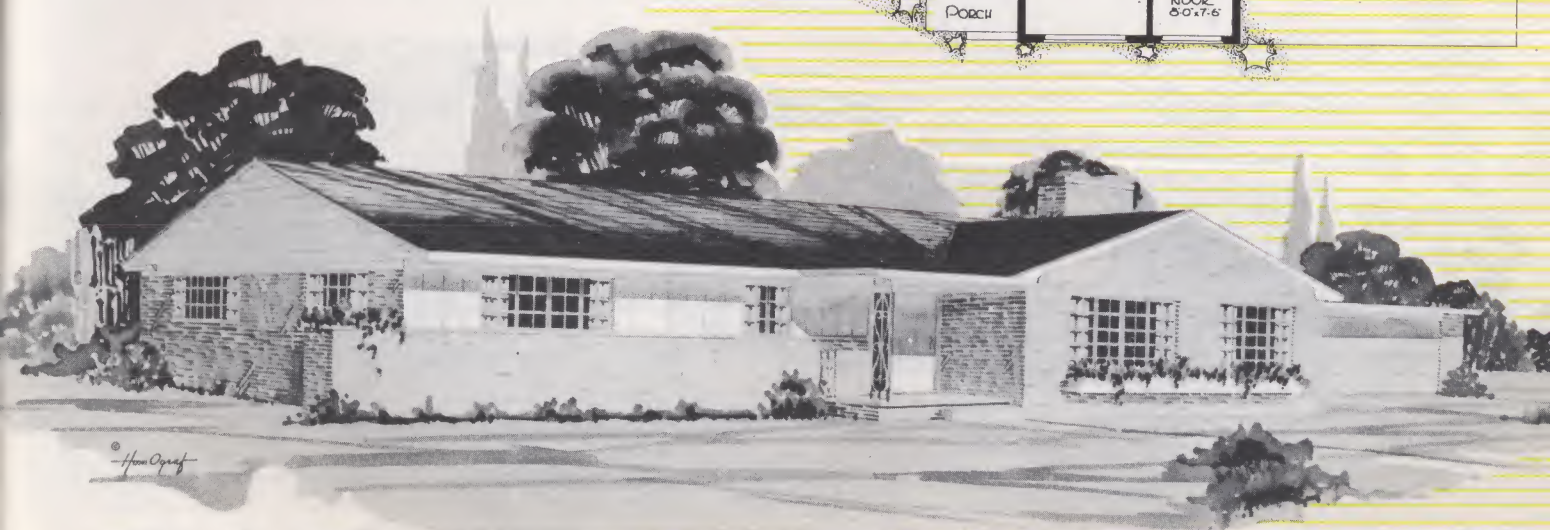
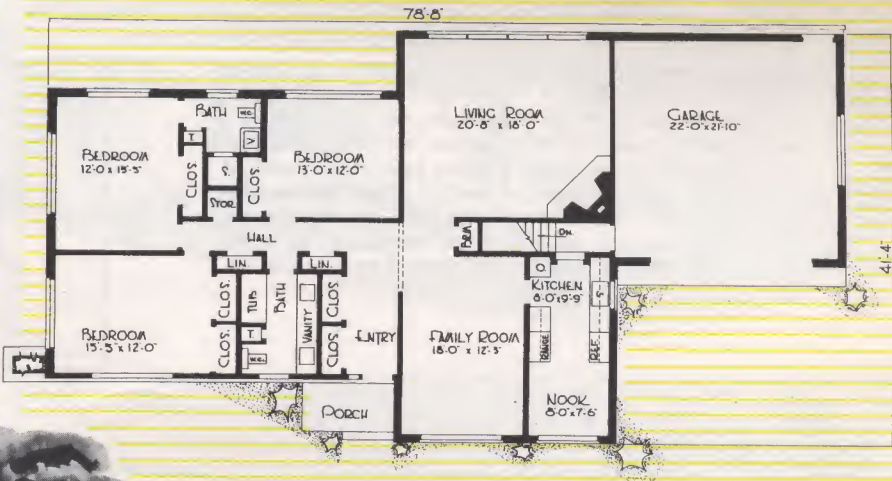
Features like two and a half baths; full dining room; den; 1st floor laundry and a spacious living room make a home prohibitive in price; unless some of the items are omitted, in which case there is general dissatisfaction for all concerned. A two story home is the answer . . . it gives you more living space for your dollar. This unusually fine plan will delight the prospective homeowner. It contains an impressive living room with two 15½ foot wall lengths; a large bay; sliding window wall to private terrace and a striking fireplace of stacked roman brick. The large dining room has a panoramic window wall access to the terrace. The kitchen has a "U" shaped work area, a sunlit breakfast corner and door to the 1st floor laundry. The upper floor 4 bedroom sleeping area has direct access to full bath.

Design H-474 P

House: 1,916 sq. ft. 37,821 cu. ft.
Garage: 531 sq. ft.

During T.V. viewing parents as well as children enjoy refreshments. This calls for furniture that is informal and upholstered in hard wearing easy to clean fabrics. So, we have the Family Room . . . adjacent to the kitchen for easy food service and usually apart from the more formal living room that is reserved for "company". The beautiful, almost square living room features a corner fireplace, garden view window and 3 unbroken wall lengths. The kitchen has built-in oven and range. The kitchen and basement may be approached from the garage. The master bedroom has its own bath and a separate towel cabinet. Two other bedrooms comprise the sleeping wing. Careful study reveals many other comfort-giving features in this home. The attached, two car garage adds to the sweeping lines of the exterior . . . giving a rambling appearance that is favored by many homeowners.

EASY TO LIVE IN





FOR THE CONSERVATIVE HOMEOWNER

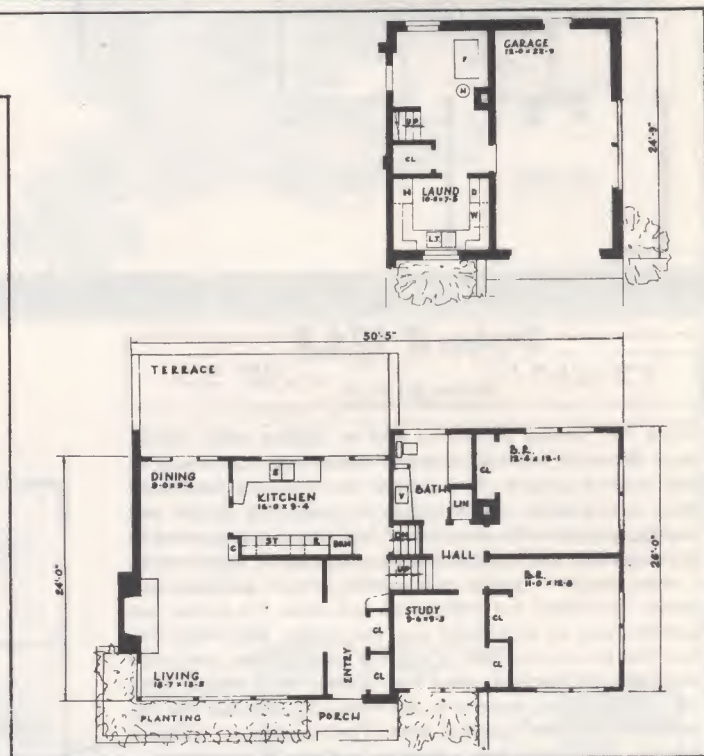
STRIKING TRI-LEVEL

Design H-253P

House: 1,257 Sq. Ft.

18,187 Cu. Ft.

This tri-level with its uncluttered wall spaces and noor areas, is a comfortable, labor-saving home which every family will enjoy. The three levels, divided into work, living and sleeping areas are planned for easy traffic circulation. With the large garage designed for the lower level, the first level includes a separate entry, fireplace in the living area and a terrace opening off the dining room and kitchen. The plan calls for two bedrooms and a study which could also be used as a third sleeping area . . . all including ample closet space. Note also the vanitory, partial basement, wide overhang on the exterior plus the lovely planting box. This will truly be "the" home of the neighborhood.



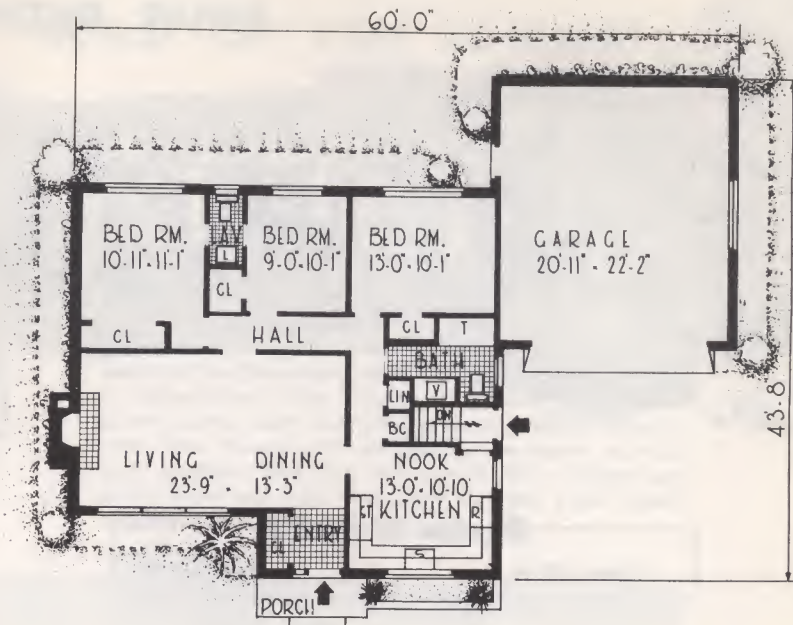
Design H-454 P

House: 1,221 sq. ft.

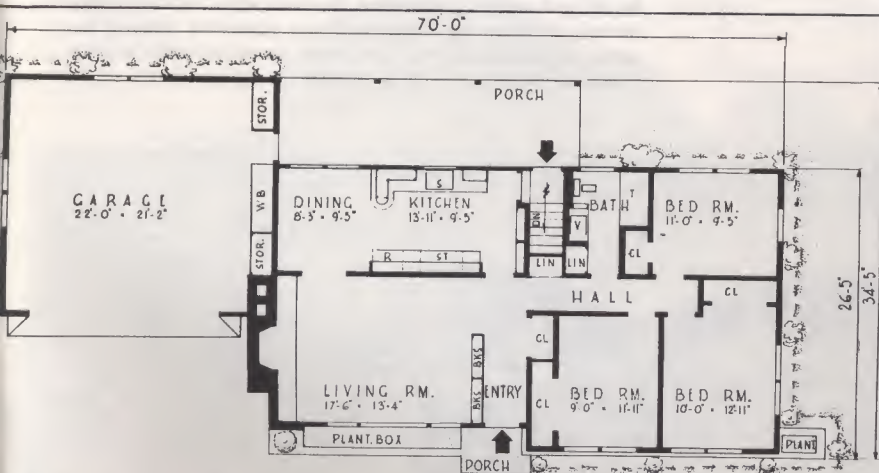
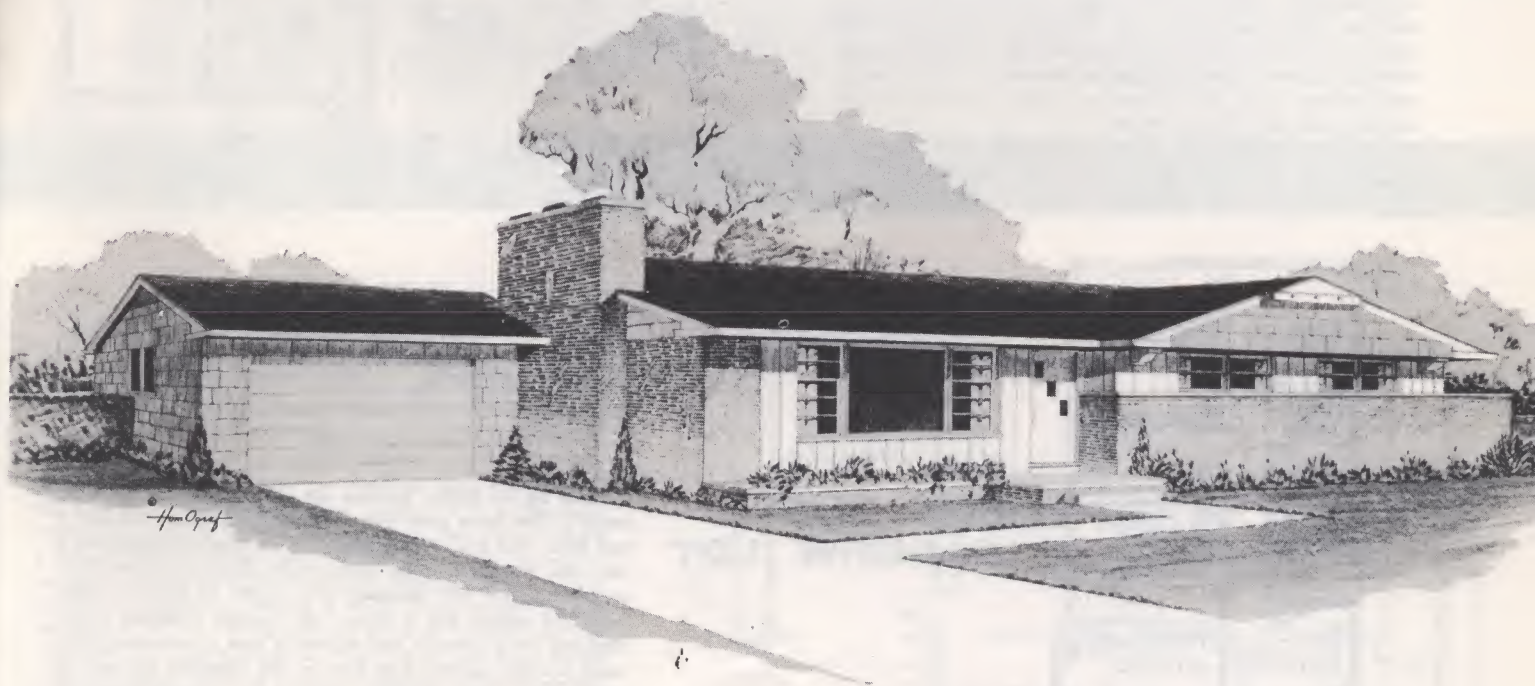
24,152 cu. ft.

Garage: 516 sq. ft.

The distinctive simplicity of this home is not only pleasing to the eye, it has a special appeal for the conservative home buyer as it will blend harmoniously in any neighborhood. In the living room a conventional fireplace is in keeping with the general feeling of this home. Unobstructed wall space, bottom vented picture window plus sliding doors to kitchen and hall are some of the items that help make this home comfortable. Sleeping wing proves our point about comfort planning: The lavatory between two of the bedrooms is accessible to both by sliding doors . . . this location gives you actual "bedroom with bath" convenience for all three bedrooms. Near kitchen and bath we have at hand closets for brooms, linens, etc. and a handy clothes chute for easy housekeeping. Kitchen is almost square with ideal work area arrangement. Basement stairs are near side door.



PLEASING EXTERIOR



Design H-350 P

House: 1,161 Sq. Ft.

21,557 Cu. Ft.

Garage: 497 Sq. Ft.

The living and dining area in this three bedroom home is separated by a pair of attractive shutter doors. There is a covered rear porch that has access from either kitchen or garage. Notice the very large kitchen and dining area, combined for convenient meal preparation and with ample window space. There is excellent closet space in the bedrooms and the living room features a fireplace and built-in book shelves. The bath contains a built-in vanity counter. Laundry facilities will be located in the full basement and there is extra storage space in the garage along with room for a workbench. Construction material is of frame with brick trim.

FOUR BEDROOM RANCH MODEL

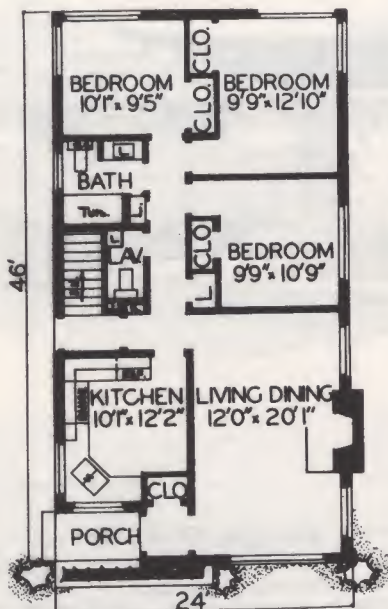
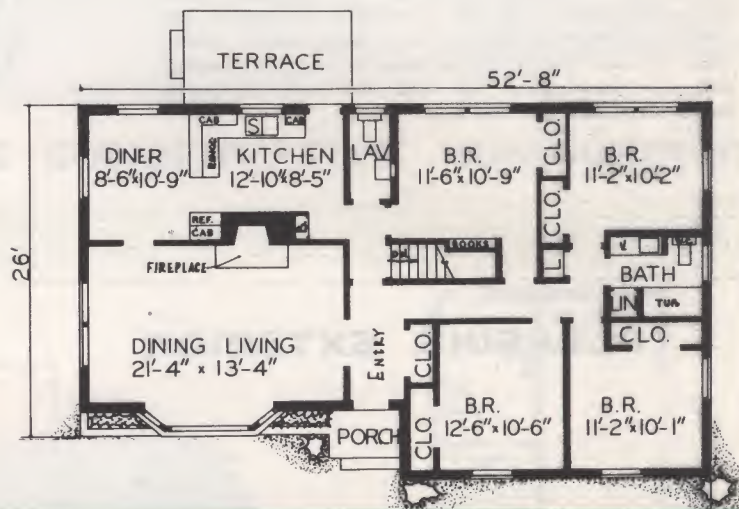


Design H-462 P

House: 1,546 sq. ft.

30,495 cu. ft.

Quite often a 4 bedroom home becomes too large after the children are grown and away from home. Such is not the case here. You will notice that the rear center bedroom can easily be converted into a T.V. room right from the beginning if three bedrooms are all you require. Extra lavatory is conveniently located. Entry hall provides direct approach to all major areas of the home and basement stairs are placed for minimum traffic. The living area is spacious with a charming bay and side windows providing ample light and ventilation. Separate dining area and functional kitchen complete the layout of this well planned home. Exterior veneer construction means minimum maintenance cost and rich appearance. Shutters, wood trim at front gable and ledgerrock at lower portion of the bay add eye appeal.



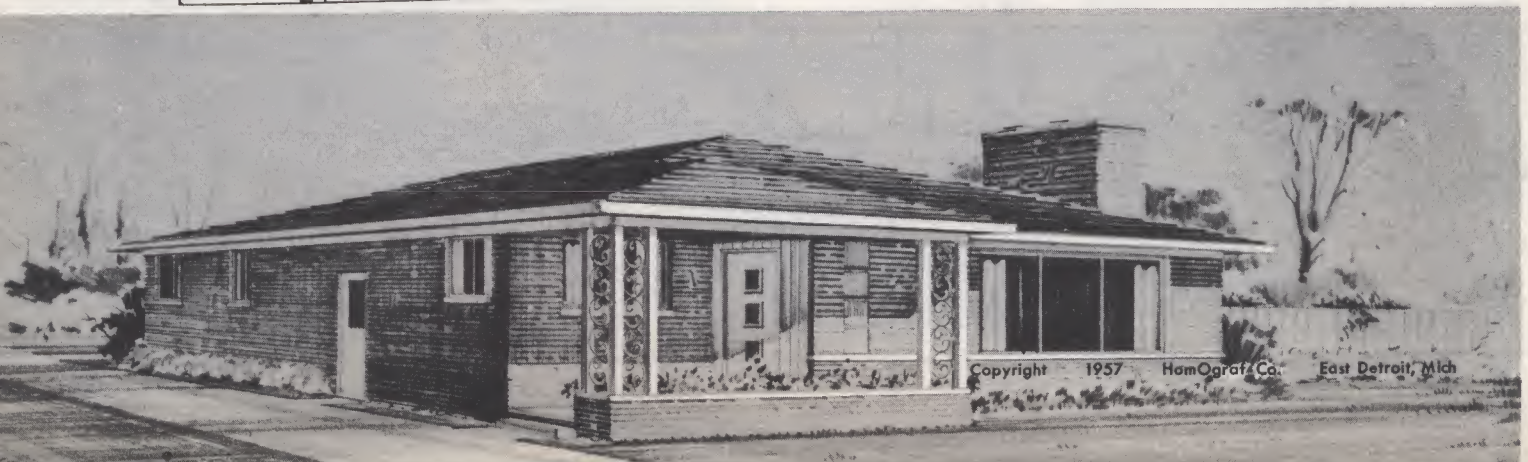
SOLUTION FOR THE NARROW LOT

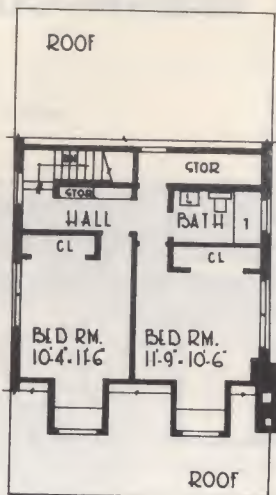
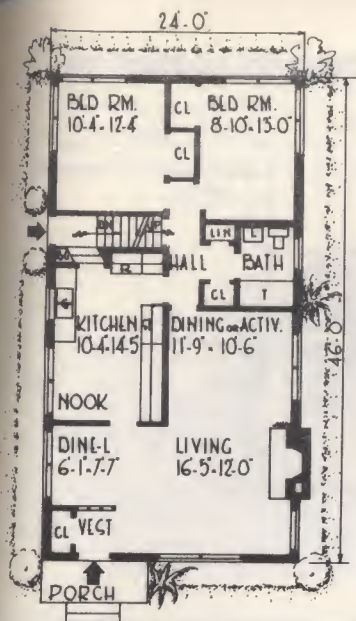
Design H-459 P

House: 1,071 sq. ft.

20,574 cu. ft.

Suitable for the limited building site the practical layout of the rooms in this home gives you plenty of living space, one and a half baths, and lots of closet space, in an area measuring just a little over 1000 sq. ft. Living room features extensive window area, natural fireplace and unbroken wall lengths for furniture placement. The kitchen has a corner sink beneath aluminum sliding windows. Work counters and cupboards form a step-saving right angle leaving opposite wall free so that breakfast set may be placed there. Three bedrooms comprise the sleeping area with the full bath conveniently located. Basement stairs are near service entrance. Brick veneer construction with ornamental ironwork between the supporting wood posts make for an attractive exterior. Permanent masonry planter is another nice touch.





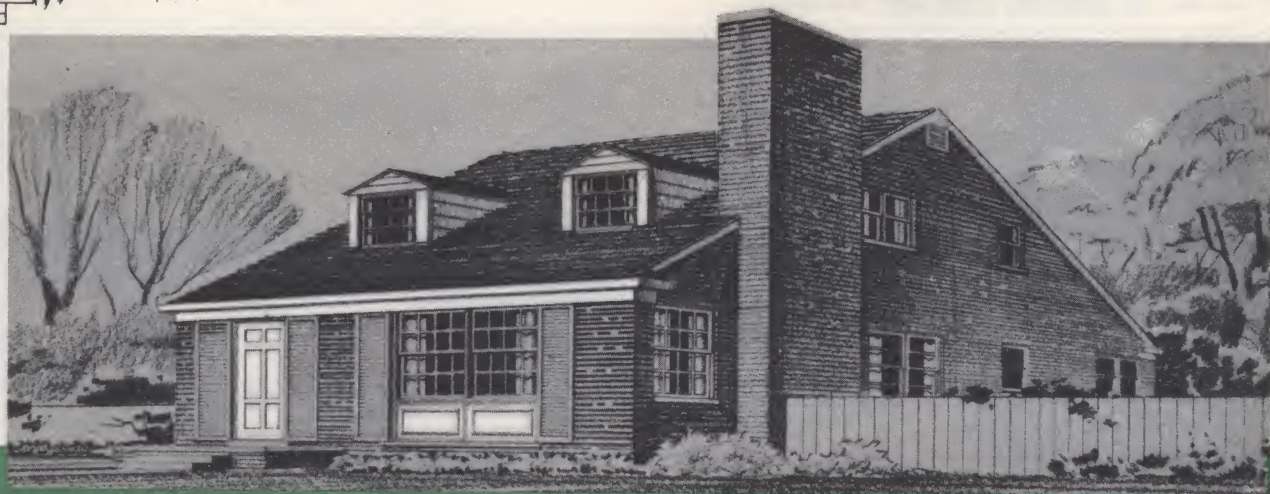
BUILD UP FOR ECONOMY

Design H-456 P

House: 1,104 sq. ft.

25,233 cu. ft.

For the limited budget as well as for the limited building site, the best solution is the story and a half or two story plan. In this particular design you can start out with a two bedroom one story home. Two bedrooms and a full bath can be added later at far less cost than is necessary for a first floor wing addition . . . especially if, as in this case, you have provided for future expansion in the original structure. An important part in this design are the living-dining facilities, they are large enough for a 4 bedroom family. There are plenty of cupboards in the kitchen to meet storage needs and eating space is abundant. Stairs to upper floor, basement and side entrance are located for easy traffic circulation. Each upper floor bedroom has a window seat in the dormer and large closets. Full bath and 3 hall closets complete layout of this floor.



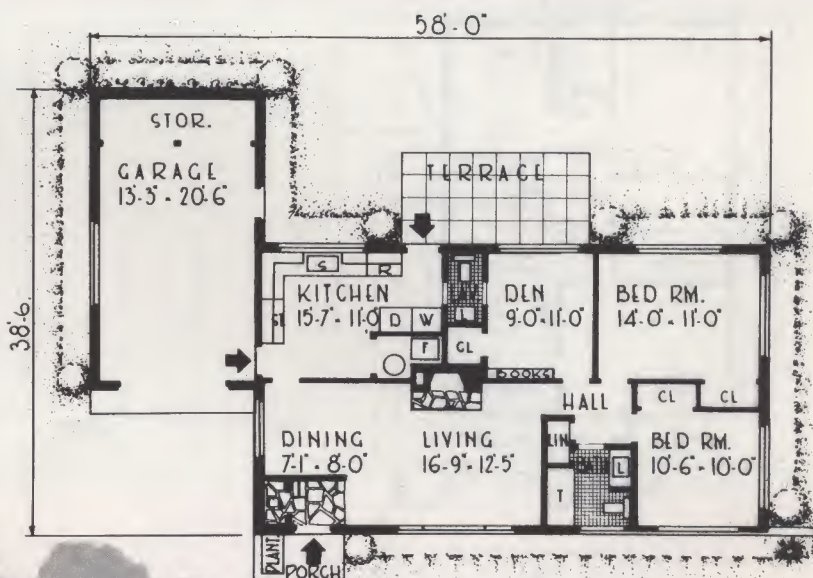
Design H-453 P

House: 1,115 sq. ft.

Garage: 311 sq. ft.

12,070 cu. ft.

Efficient planning is a "must" in a home under 1,200 sq. ft. That is why HomOgraf designers have utilized every foot of space in this home so as to give the homeowner maximum livability and convenience. For example, take the vestibule . . . a flagstone floor eliminates hard to clean spots on your rugs when muddy boots are removed. The centrally located fireplace with its flagstone hearth dresses up the entire living-dining area. The lavatory which is accessible from den and kitchen is located near door to terrace. Note also the laundry facilities, enclosed heating unit and door to garage. This kitchen is planned to make chores easier. The two bedrooms have cross ventilation and good size closets. The den could serve as a 3rd bedroom as it has a closet and direct access to lavatory. Altho this home is basementless there's built-in storage space in the garage.



SPACE DIVIDENDS

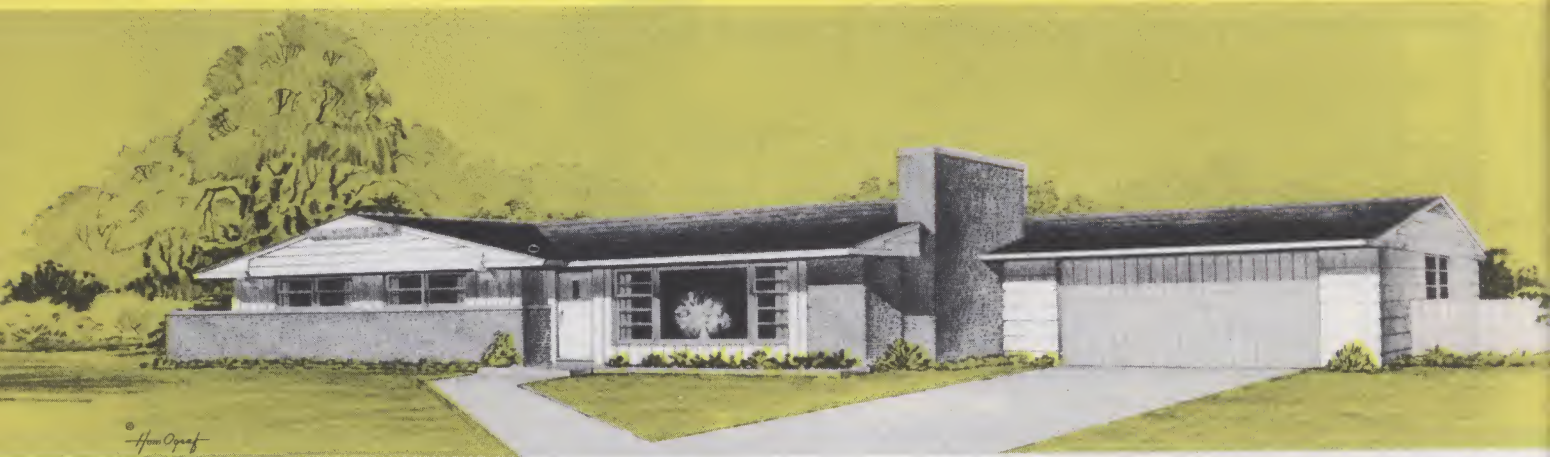
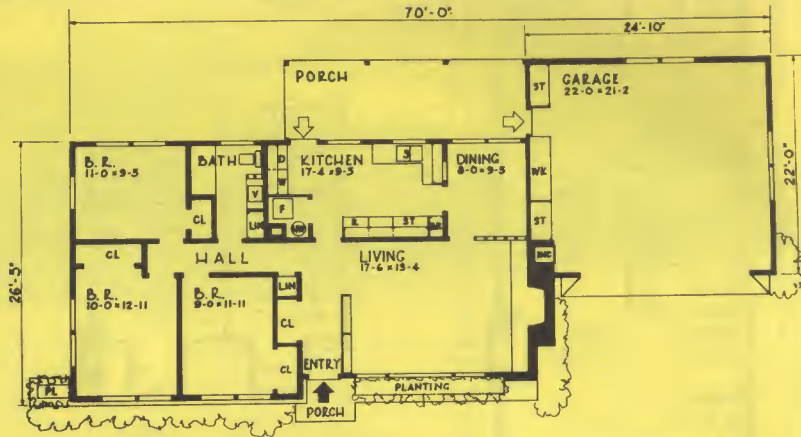


APPEALING DESIGN STRESSES CLEAN CUT FEATURES

Design H-265P

House: 1,150 sq. ft. 12,870 cu. ft.
Garage: 541 sq. ft.

For the Modernists in our midst, here's an example of a truly contemporary design. By its very simplicity and cleanness of lines this three bedroom ranch home stands on a level with the finest in modern designs. Large closets are featured in all bedrooms and high windows are used throughout for good furniture arrangements. The spacious bath includes vanity and towel cabinet and the kitchen has laundry facilities at one end and table space by a sunny window. A trellis is designed by the pass-through from the kitchen and dining area and the living room features a stone wall with fireplace. Note the covered rear terrace and two car garage with incinerator and work space.

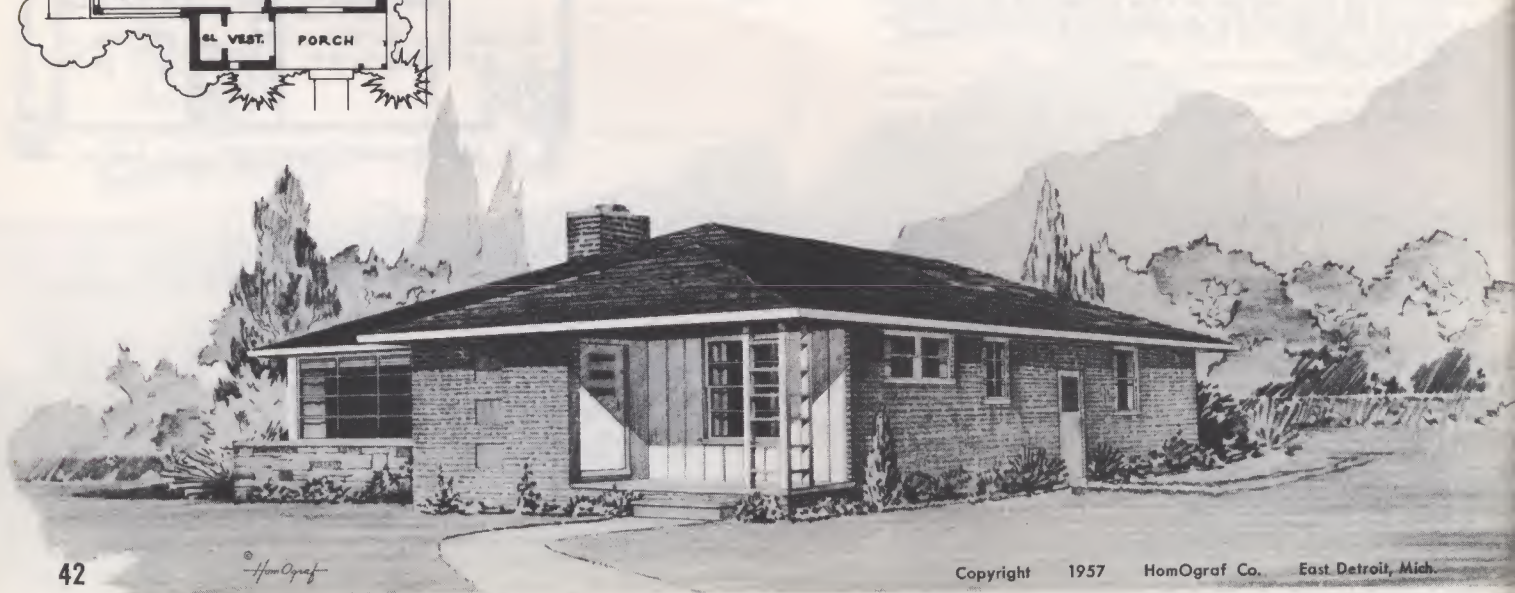
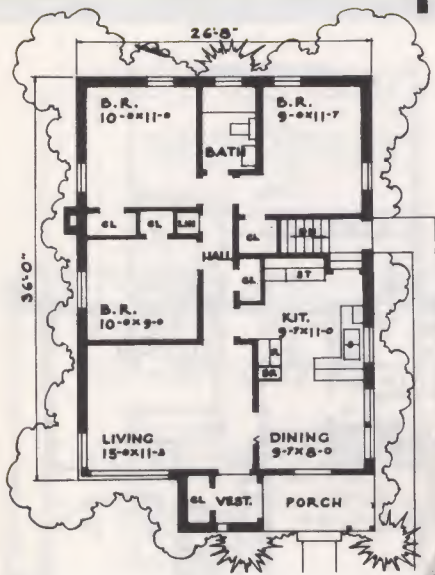


THREE BEDROOM HOME FOR NARROW LOT

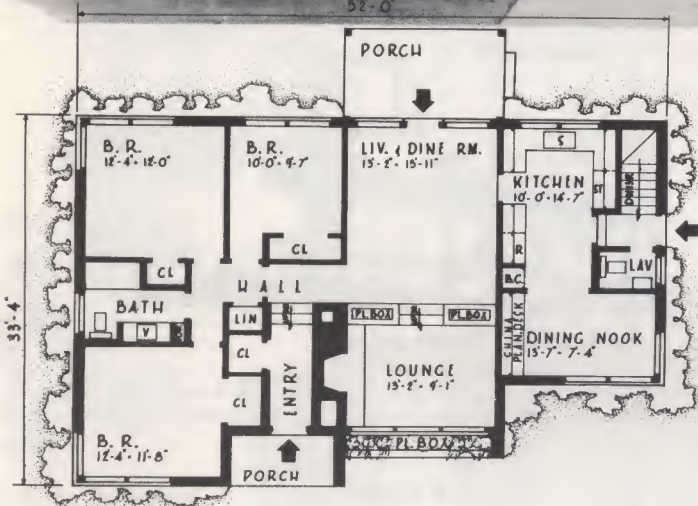
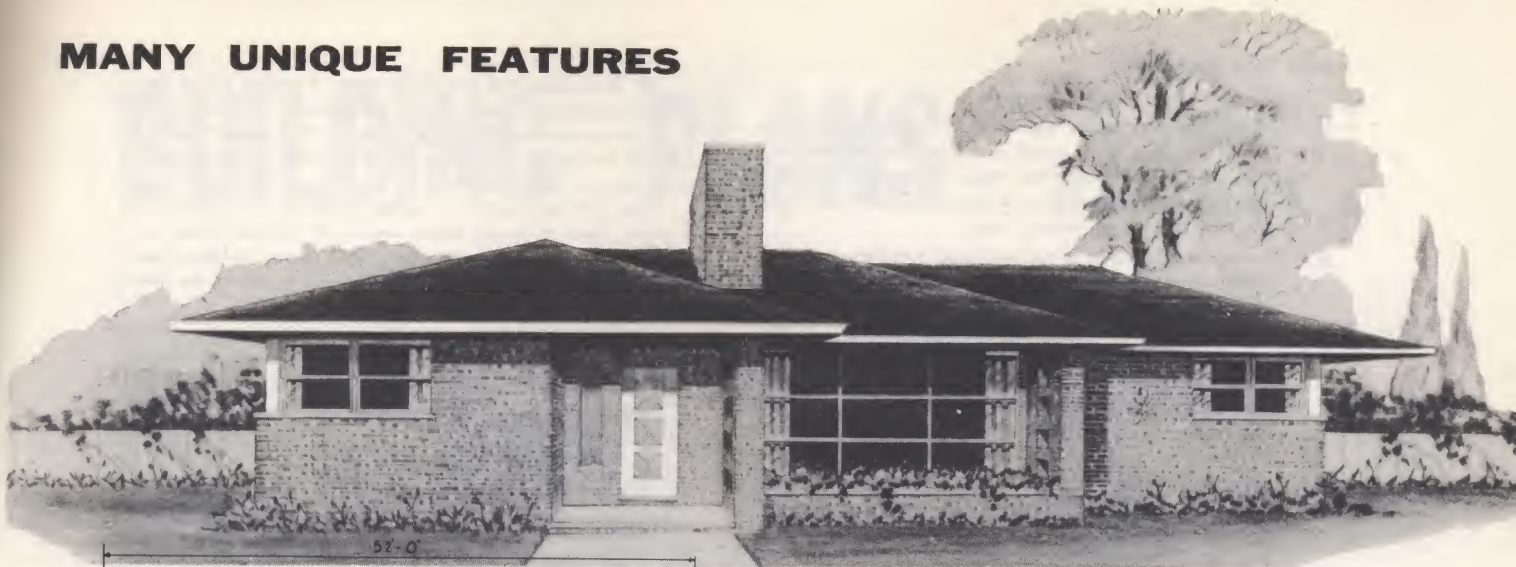
Design H-224 P

House: 996 sq. ft. 18,819 cu. ft.

You just can't pass this home up. Study it and you will see the true advantages of professional designing. An exterior that can't be beat is right here with its low, rambling lines and effective window spacing. The porch, trellis and planting box all add an artistic touch. Featured in the interior is the kitchen area with 18 feet of unruffled freedom for the housewife, and a convenient full basement. The spacious living room is rectangular shaped and eager for the small touches that make homes sparkle with individual beauty. Adjoining the living room is the dining area with glassed-in wall. The three roomy bedrooms and bath are all well located with ample window space.



MANY UNIQUE FEATURES



Design H-315 P

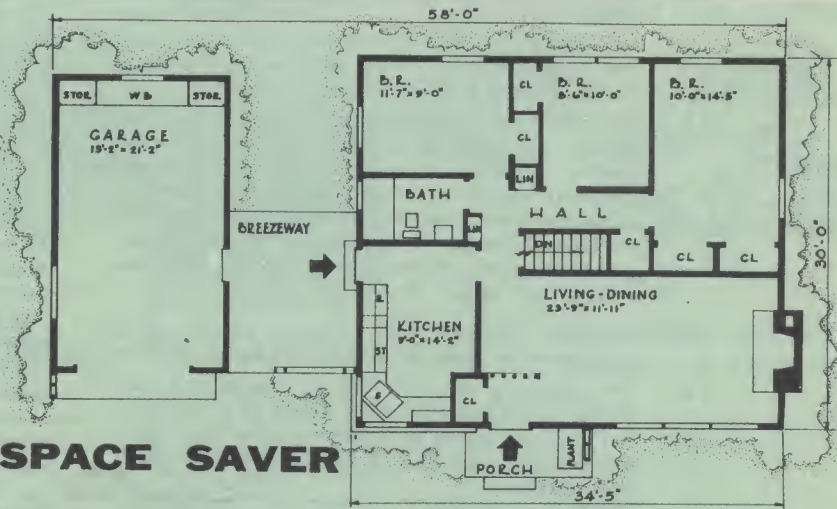
House: 1,491 sq. ft. 28,028 cu. ft.

A sunken lounge area is featured in this one-story ranch design. Upon entrance, you walk down three steps to the lounge level. The exposed rear stone wall of lounge fireplace serves as a colorful wall in entry hall. The living-dining area is three steps higher than the lounge level and has access to a rear porch. Planting boxes form a colorful separation from living-dining area and entrance hall. There is a convenient wash room near the rear door. Ample dining space is featured in the kitchen. All three bedrooms have plenty of closet space and good ventilation. Exterior is attractive with hip roof and picture window full front of lounge.

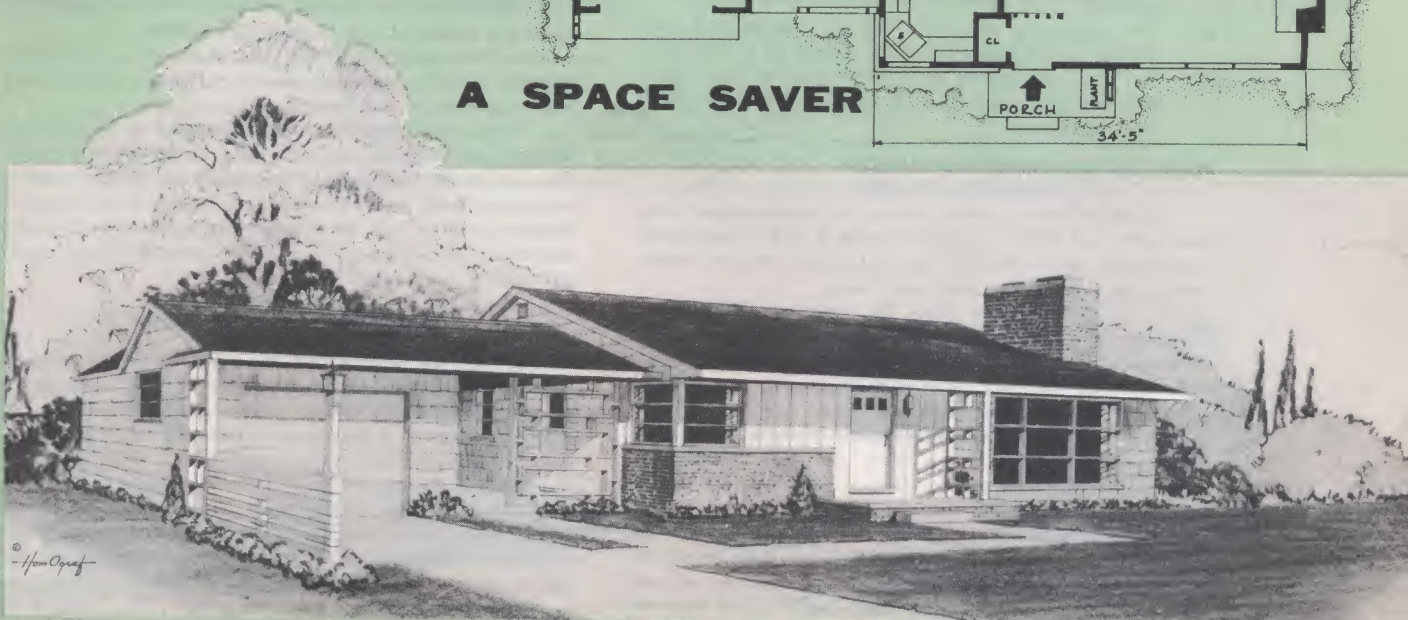
Design H-295 P

House: 1,020 sq. ft. Garage: 336 sq. ft. 19,635 cu. ft.

Neat and trim, this three-bedroom home of cedar shakes and brick construction boasts a full basement with plenty of room for recreation. Large closets are found in the sleeping areas and the kitchen features a cheerful work area with a corner sink under a window. The large living-dining combination is well lighted by the large picture window and includes a fireplace at one end. There is a guest closet in the separate entry hall which is made private by an attractive trellis partition. With a breezeway leading to garage, ample storage and cabinet space in the garage, plus a gabled roof and colorful planting box, this home invites a second glance.



A SPACE SAVER



ASK THE EXPERTS

Continued from Page 14

- Q.** In our present home we have a large fireplace in which we burn both wood and coal and neither will heat our living room. We enjoy a fireplace and are planning on building a new home. Is there anything we can do to get more heat.
- A.** You no doubt have a conventional masonry fireplace which depends solely on reflected heat. In this type of fireplace 85% of the heat is lost up the chimney. To correct this condition a steel fireplace unit is now being manufactured which provides a fire box, throat, smoke chamber and damper. In addition, a heat chamber in the back of the fire box. (This could be likened to the heat chamber in a hot air furnace.) This chamber has registers for taking cold air off the floor which is heated and returned to the room. This provides an additional volume of heat and eliminates much of the floor draft. This unit can be built into any fireplace and is well worth the little additional cost.
- Q.** We would like to modernize our kitchen where can we buy the handy gadgets such as vegetable bins, sliding shelves, towel racks, etc for kitchen cabinets.
- A.** You no doubt have the old style cabinets with only doors, drawers and shelves. Such cabinets are difficult to modernize. We suggest you consider replacing the old cabinets with new, modern cabinets containing all the handy gadgets and compartments you can dream of. Such cabinets are manufactured to fit practically any space and wall arrangement.
- Q.** We are considering building a two story house but dread the window cleaning involved. Have you any suggestions?
- A.** The answer to your window cleaning problem is to install removable sash windows. These windows are weather tight and constructed so you can lift the sash out into the room for cleaning. See your lumber dealer for this item.
- Q.** Our home has a rear entrance hall leading to the kitchen and lavatory, the boys' room and the basement stairs. The hall is continually cluttered up and the walls are marred by the children carrying things to the basement. Have you any suggestions?
- A.** Yes. What you need is an outside cellar door and stairs, such as used by grandpa, and that is now becoming so popular. Folks like you are learning that a modern steel cover is now available and that there is no installation problem in either the new or already built houses. It is a perfect answer to your problem and you will find it handy for mom and dad to see your lumber dealer.
- Q.** Isn't there some one place I can buy all the items I need for home maintenance without running all over.
- A.** Yes. Generally you will find an aggressive lumber dealer in any community that carries all of the items for the maintenance or improvement of your home and will gladly advise as to the use of these materials and equipment.

HOW TO ARRANGE FURNITURE

Continued from Page 34

In the bed-sitting room, the bed is usually placed long-side-to-the-wall like a couch. The same is true of twin beds. This leaves space free for a comfortable chair-and-table group, perhaps a bookcase and desk.

In the dining-hobby room the table may move from the center of the room to a new position against the wall or under a window. The result is a better traffic lane for between-meal use, and extra space for hi-fi, piano, loom or whatever the hobby equipment may be.

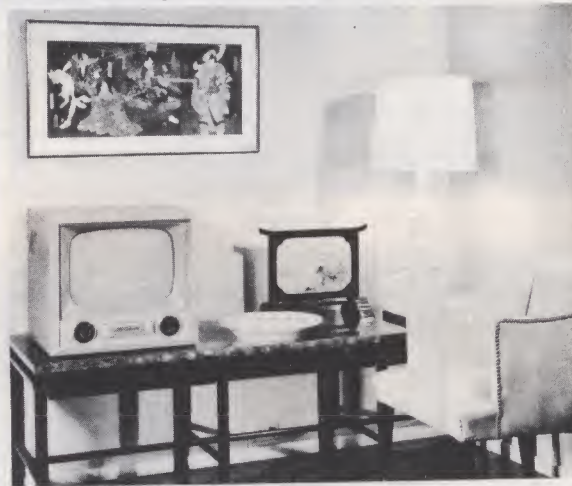
7. The piano creates a problem in some of today's compact living-dining rooms. Here are five solutions:

Use the piano as a room divider. Set it at right angles to the wall. Make it the focal point and arrange furniture around it as you would around a fireplace. Create an alcove for it by setting other furniture at right angles to the wall. Pull the seating pieces into the middle of the room to make a cluster, and leave wall space free for the piano.

8. Television has disturbed many a notion about furniture arrangement. Fortunately the cluster idea of seating was made-to-order for televiewing. The screen can be part of the circle, or it can stand outside the cluster in a spot that is easily seen.

The TV set looks its worst when it is isolated. It's a good idea to place other items of interest close to it—large plants, colorful benches, low tables holding decorative objects, etc. In other words, the TV should be made a part of a group.

A table model or portable set looks best on a long low table sharing the surface with other objects of interest.



LANDSCAPING YOUR HOME

Continued from Page 7

or other areas. They can also be used to block out unattractive views with a display of their own interesting character of flowers, berries or foliage.

Flowers

If your love of color won't be satisfied without a dash of it here and there in the yard . . . be sure to use them with care, keeping flowers away from the center of the lawn where they compete for the attention we want reserved for the house.

Flowering plants of annuals, perennials or bulbs will work into a foundation planting between shrub masses. Or, use them in the side shrub borders where they will not clamour for too much attention.

Walks and Driveways

The front yard, besides being beautiful and eye-appealing, should be useful. One of its "useful" functions is to bring guests to the proper door in the shortest possible time. The walk should be direct . . . avoid fancy curves which might invite short cuts across the lawn. Make them wide enough to accommodate two people walking side by side . . . usually a width of 4 or 5 feet will suffice.

A driveway close to the side of the home sometimes provides all the sidewalk necessary, plus a short walk from driveway to the front door.

Walks and drives are not beautiful in themselves, therefore let them be as useful as possible. Do not "play" them up in the landscape picture as there is little need to emphasize walk or driveway locations with plant material, whether short or tall. As a safety precaution the driveway should be left as open as possible especially if it opens out onto a busy street.

Service Features

If your situation requires that there be a place for accumulated trash, garbage or an ash pile, provide space for it in an out-of-the-way place, screening it from view with shrub plantings or a vine-covered lattice. This kind of planning will make them useful and not too objectionable.

Garage placement is somewhat dictated by restrictions, ordinances, type of home and lot size. Although it is hard to make any hard and fast rules about garage locations try to make the garage access as easy as possible and not too prominent in the overall picture. Garage siding can be almost concealed or beautified by vines, flowers or shrubs.

BUILDING PLANS FOR EVERY BUDGET

America's Leading Home Designers

SEALS OF
EXCELLENCE



RESEARCH



To Serve Home
Owners Best

DESIGNING



For Convenient Living

ENGINEERING



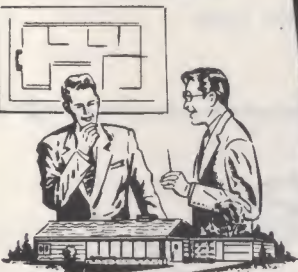
For Structural Safety
and Years of Life

TECHNICAL EXPERTS



Check for Perfection

ART DEPARTMENT



Contribute Aesthetically
to all Designs



ARCHITECTURAL DRAFTING



Supervised by Registered
Engineers and Architects

THE *HomOgraf* ORGANIZATION

This is an age of specialization. To succeed, an individual, or an organization, must concentrate on one specific field. HomOgraf is composed of a group of home planning experts, each with but a single objective; to provide better home designs and services at minimum cost. It is this cooperative effort of a highly specialized team that has made HomOgraf the acknowledged leaders in the residential designing and Home Planning Field.

Thousands of home owners have learned that it cost no more to build using HomOgraf's custom-drawn plans with their style, distinction and top resale value, than the plain box type of comparable size.

ORDER TODAY WE SHIP



Within 24 hours Parcel Post
Special Handling



HOMOGRAF COMPANY
11711 E. 8 Mile Road
East Detroit, Michigan

HOMOGRAF COMPANY OF CANADA
8 Berkeley Street
Toronto 2, Canada

Copyright 1957
Printed in U.S.A.

Order Your **PLANS** SPECIFICATIONS and MATERIAL LISTS *Now!*



With these professional blueprints you can discuss all the steps toward building your home. Obtain accurate building costs. Make financing arrangements. Obtain building permits and build, they are complete.

A 16 page specification guide is included with each set. This enables you to specify the various kinds of material desired.

To build you will need four sets for cost estimating, financing, permits and building. Save money by ordering all of them now.

Free with order, conversion detail converts any plan to brick, frame or block construction.

Use Postage Free Order Form

For . . .

\$34⁹⁵

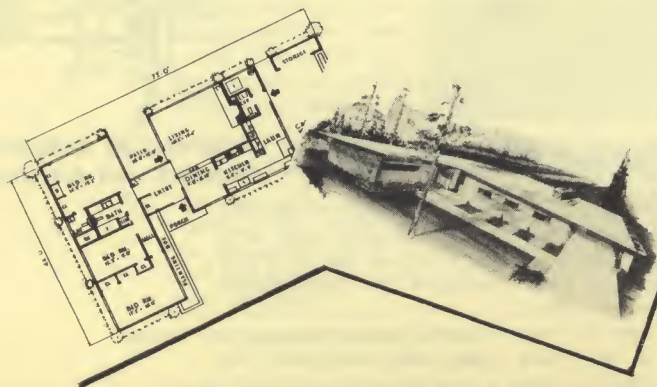
YOU GET

4

**Complete Sets
of**

Plans and Specifications

1 Set \$21.95



Beautiful Pictures!

After you have selected the HomOgraf home which meets your requirements, order a set of these professional photographs. They will acquaint you with the styling, the suggested landscaping, the floor plans, dimensions and features. An ideal way to show your future home to your friends.

**A SET OF PHOTOGRAPHS SHOWING FRONT ELEVATION
AND FLOOR PLANS FOR ANY HOMOGRAF HOME DESIGN**

INCLUDING PACKAGING AND POSTAGE **2⁰⁰**
(Use the Easy Order Form)



HOMOGRAF HOME PLANNING KIT FOR DRAWING FLOOR PLANS, ARRANGING FURNITURE, LAYING OUT AND LANDSCAPING YOUR LOT

THE KIT CONTAINS

**EASY INSTRUCTIONS - LARGE PLANNING SHEETS - SPECIAL PLANNING
RULERS - MATERIALS GUIDE - FURNITURE - GARAGES - LANDSCAPING
WINDOWS - DOORS - PORCHES - ROOFS - DRIVES**

Lots of Fun and Useful

A \$2 Value for \$1

DURA-STONE LINED HOT WATER TANK

to guard your
water supply

FEATURING

- Extra Heavy Steel Tank completely fabricated in our plant.
- Each tank pre-stressed and tested under Hydro-static Pressure.
- Water is stored in a stone vessel. So it is pure, fresh, and clean, free from discoloration.
- Low priced. Costs but slightly more than ordinary tanks.
- Twenty year warranty for domestic use.
- Furnished in eight stock sizes. From 30 gallons up to 135 gallons.
- Also available in commercial and industrial sizes and designs.



Insist on DURA-STONE A TROOP Exclusive

By insisting only on genuine Dura-Stone lining — actually made from mountain rocks

by TROOP'S exclusive process, you are insuring yourself of water "always as clean as a mountain stream".

WRITE US
FOR
NEAREST SUPPLIER

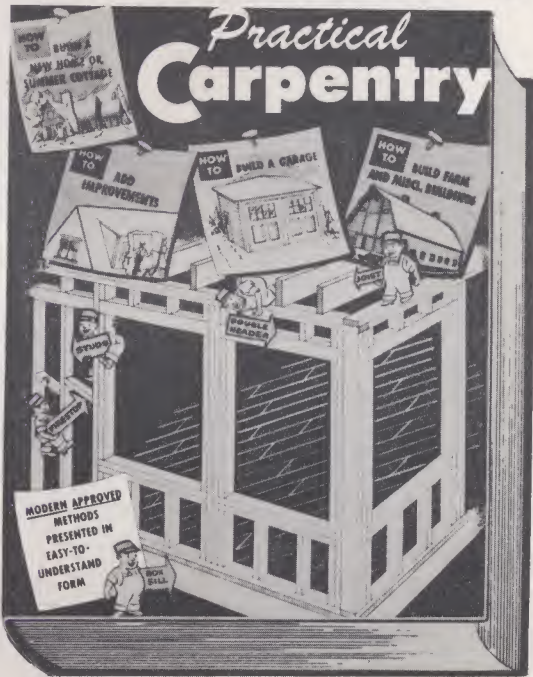


THIRTY-NINE
YEARS
OF QUALITY

TROOP WATER HEATER CO.
Pittsburgh, Pennsylvania

It Shows You How!

TO BUILD OR MODERNIZE YOUR HOME A GIANT, NEW ENCYCLOPEDIA

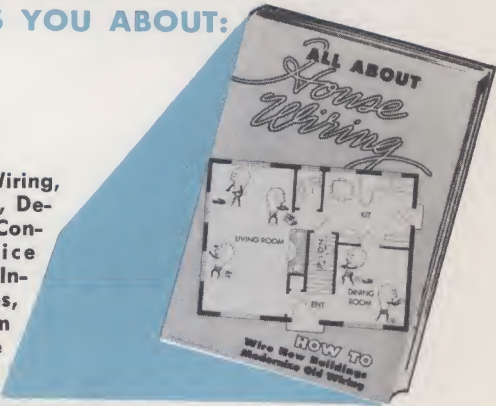


Partial List of How To Do It Instructions

Forms, Concrete Work, Lumber Selection, House Framing Methods, Floor, Wall Framing, Roof Framing, Exterior Walls, Insulation, Thermal (Heat), Sound, Roofing Materials, Application, Windows and Doors, Staircases, Interior Walls, Interior Finishes, Interior Trim, Cabinets and Built-ins, Finish Floors, Miscellaneous, Building with Plywood, Chimneys and Fireplaces, Plus hundreds of other additional subjects!

ANOTHER GOOD BOOK TELLS YOU ABOUT:

Starting House Wiring, Wiring Materials, Devices, Splices, Connections, Service Requirements, Installing Switches, Outlets, Built-in Lighting, Remote Control Systems, Signal Systems, Communication Systems, Installing Outlet, Switch Boxes, Modernizing Electrical Systems, Providing Adequate Outlets, and a wide variety of other time and money saving information!



PRACTICAL CARPENTRY \$5.00
ALL ABOUT HOUSE WIRING \$2.50

Prices include shipping charges. Order today from:
PUBLIC SERVICE BUREAU
11707 E. 8 Mile Rd. East Detroit, Mich.

PLAN FOR A LIFETIME!

Specify R·O·W Removable Windows...

The window that lifts out for easy cleaning and painting

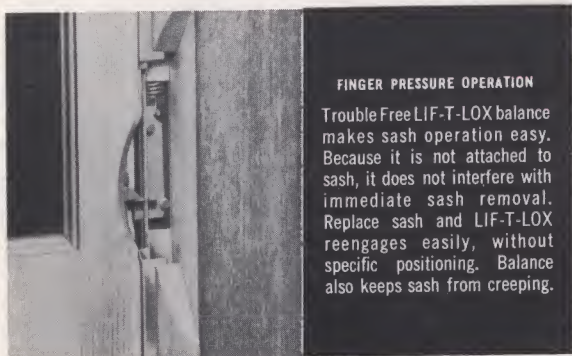
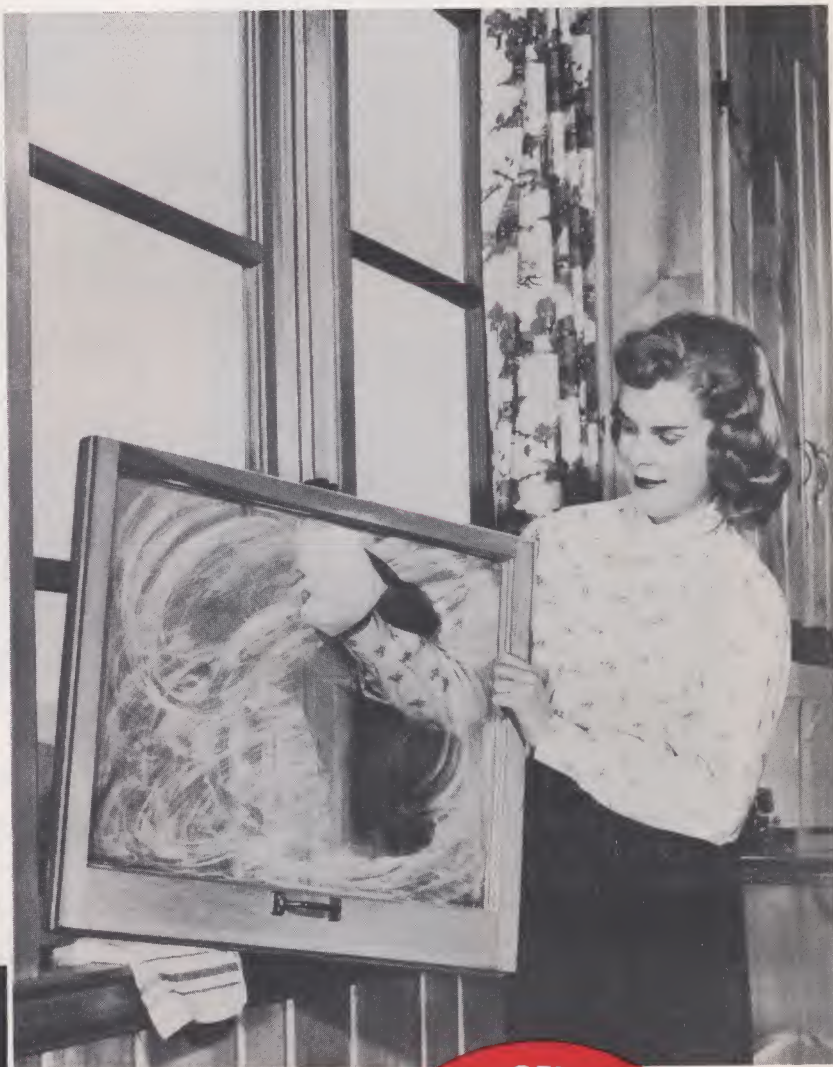
For a lifetime of fine service, weather protection and beauty—SPECIFY R·O·W PRIME REMOVABLE WOOD WINDOWS. They lift out easily, *from inside* for fast, safe cleaning, painting and reglazing.

Milled from selected chemically treated woods—they are designed to outlast homes. Wood, unlike metal, is an excellent insulator.

Recently improved with the exclusive LIF-T-LOX balance, sash raise and lower with finger pressure. The balance does not interfere at all with the lift-out feature.

Besides the economical Double-Hung line (more popular by 2 to 1 than any competitive window) R·O·W Wood Windows are also available in a full range of gliding (HIGH-LITE) and awning (SURE-LOK) styles.

Specify beautiful, lifetime R·O·W Windows to make your home warmer, more livable and easier to maintain. Send the coupon for free colorful brochures to help you with your home planning.



FINGER PRESSURE OPERATION

Trouble Free LIF-T-LOX balance makes sash operation easy. Because it is not attached to sash, it does not interfere with immediate sash removal. Replace sash and LIF-T-LOX reengages easily, without specific positioning. Balance also keeps sash from creeping.

The Removable Feature

Sash removal is simple. Just press sash to left and lift out. Spring pressure assures snug fit in any weather.



R·O·W SALES CO., Dept. HG
1365 Academy Ave.
Ferndale 20, Mich.

Please send me your colorful free brochures to help me with my home planning.

Name _____

Address _____

City _____ Zone _____ State _____

R·O·W SALES CO. 1365 ACADEMY, FERNDAL 20, MICHIGAN

PLAN FOR A LIFETIME!

Digitized by:



ASSOCIATION
FOR
PRESERVATION
TECHNOLOGY,
INTERNATIONAL

www.apti.org

BUILDING
TECHNOLOGY
HERITAGE
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger

Ferndale 20, Mich.

Please send me your colorful free brochures to help me with my home planning.

Name _____

Address _____

City _____ Zone _____ State _____



R-O-W SALES CO. 1365 ACADEMY, FERNDAL 20, MICHIGAN